

REAL ESTATE TRANSFER
TAX PAID 49
STAMP #
\$ 80 30
Mary E. Welty
RECORDER
12-22-90
DATE COUNTY

COMPARED

FILED NO. 1276

BOOK 128 PAGE 333

90 DEC 20 PH 3: 50

IND.
REC.
PAGE

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$ 10.00, Trans \$ 10.00



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE AND NO/100----- (\$1.00)
Dollar(s) and other valuable consideration, FAYE HUSTED, Single,

do hereby Convey to MARVIN G. PHILLIPS and MARY E. PHILLIPS

the following described real estate in Madison County, Iowa:

See description of real estate attached hereto
as Exhibit "A".

This Deed is given in partial fulfillment of a Real Estate Contract
recorded in Deed Record 101, Page 165 in the Madison County Recorder's
office.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA ss:
MADISON COUNTY,

Dated: Dec. 19, 1990

On this 19th day of December,
19 90, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Faye Husted

Faye Husted
Faye Husted (Grantor)

to me known to be the identical persons named in and who
executed the foregoing instrument and acknowledged
that they executed the same as their voluntary act and
deed

(Grantor)

(Grantor)

Joleene K. DeCarlo
Notary Public

(Grantor)

(This form of acknowledgment for individual grantors only)
JOLEENE K. DeCARLO
MY COMMISSION EXPIRES
1-10-93

DEED RECORD 128

333

EXHIBIT "A" - DESCRIPTION OF REAL ESTATE

The following-described tracts of real estate, all located in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa:

- Tract #1: All that part of the Northwest Quarter (¼) of Section Fifteen (15) lying East of the centerline of the former right-of-way of the Chicago, Burlington and Quincy Railroad, excepting therefrom the following tracts:
- a. The East 26.6 Acres of said Northwest Quarter (¼);
 - b. Commencing at a point 218 feet North of the intersection of the East line of the right-of-way of the Chicago, Burlington and Quincy Railroad Company with the North line of the public highway running east and west along the South side of the said Northwest Quarter (¼), running thence West 37½ feet, thence North 412½ feet, thence East 412½ feet, thence South 412½ feet, thence West 375 feet to the place of beginning;
 - c. Commencing at the West Quarter (¼) corner of said Section Fifteen (15), thence North 83°12'38" East 1414.27 feet to the Southeast corner of present Interstate 35 School property, being the Point of Beginning; thence along the North right-of-way line of County Highway G-68, North 85°35'00" East 812.10 feet; thence along an existing fence, North 01°06'47" West 602.83 feet; thence along the easterly prolongation of an existing fence, South 85°51'10" West 811.04 feet to the Northeast corner of present Interstate 35 School property; thence South 01°02'00" East 606.70 feet to the Point of Beginning, containing 11.250 acres, more or less. Bearings are based on the West line of the Southwest Quarter (¼) of said Section Fifteen (15) (centerline of West Street in Truro), which is assumed to bear North 00°32'51" West;
 - d. A parcel of land described as commencing at the Southwest Corner of the Northwest Quarter (¼) of said Section Fifteen (15), thence North 0°00' 25.2 feet to centerline of Primary Road No. 251; thence North 89°40' East 292.3 feet; thence easterly 155.9 feet along a 8595.0 feet radius curve concave northerly; thence North 1°02' West 45.1 feet to Point of Beginning; thence North 1°02' West along the centerline of the right-of-way of the Chicago, Burlington and Quincy Railroad 215.8 feet; thence North 85°59' East 412.5 feet; thence North 1°02' West 412.5 feet; thence North 85°59' East 555.8 feet; thence South 1°02' East 606.7 feet to the north right-of-way line of Primary Road No. 251; thence South 85°35' West 73.8 feet; thence South 74°26' West 102.0 feet; thence South 85°45' West 700.0 feet; thence South 87°15' West 95.6 feet to point of beginning.
- Tract #2: Beginning at a point approximately 1280.0 feet West of the Southeast Corner of the Northeast Quarter (¼) of Section Sixteen (16) which is also a point 60.0 feet right of centerline Station 256+20 of Project SN-1920; thence Northwesterly 903.1 feet along a 2352.0 foot radius curve concave Northeasterly and having a central angle of 22°00' to a point 60.0 feet right of centerline Station 247+40 of Project SN-1920; thence Southerly approximately 322.0 feet to the South side of the Northeast Quarter (¼) of said Section Sixteen (16); thence east approximately 859.0 feet to the point of beginning and containing 2.63 acres, more or less.
- Tract #3: The West 480 feet in width of the South Half (½) of the Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Sixteen (16).
- Tract #4: The North Half (½) of the Southeast Quarter (¼) of Section Sixteen (16) except that part platted and dedicated to the Town of Truro (Ego); and also except the tract described as follows: Commencing 10 feet North of the Southeast corner of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Sixteen (16), thence North 180 feet, thence West 167 feet, thence South 180 feet, thence East to the point of beginning.
- Tract #5: The Southeast Quarter (¼) of the Northwest Quarter (¼) of Section Sixteen (16), excepting therefrom a tract described as follows: Commencing at the Northeast Corner of the Southeast Quarter (¼) of the Northwest Quarter (¼) running thence West 500 feet, thence Southeast to a point on the East line of said 40-acre tract, 357.8 feet South of said Northeast Corner, thence North 357.8 feet to the place of beginning.
- Tract #6: The Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Sixteen (16).
- Tract #7: The Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Sixteen (16), excepting therefrom a tract described as follows: commencing at a point 18½ rods North of the Southeast corner of Section Sixteen (16), running thence West 7½ rods, thence North 17 rods, thence East 7½ rods, thence South 17 rods to the place of beginning.