

REAL ESTATE TRANSFER  
TAX \$84  
\$ 92.95  
Michelle Utsler  
RECORDER  
1-31-91 Madison  
DATE COUNTY

FILED NO. 1531  
BOOK 128 PAGE 425  
91 JAN 31 PM 1:43  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$10.00  
Transfer \$10.00

COMPARED



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of EIGHTY-FOUR THOUSAND NINE HUNDRED THIRTY-FIVE and 41/100  
(\$84,935.41) Dollar(s) and other valuable consideration, I. ILENE KAGARICE, a single person,

do hereby Convey to LARRY WATTS and LAURA M. WATTS, husband and wife,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in  
Madison County, Iowa:

See attached Exhibit "A", and do also convey the Easement set out in Paragraph 4 of the Real Estate Contract recorded at Book 116, Page 309 in the Madison County Recorder's Office. This Deed is given in fulfillment of that Contract.

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: January 21, 1991

On this 21 day of January, 1991, before me the undersigned, a Notary Public in and for said State, personally appeared I. Ilene Kagarice

I. Ilene Kagarice  
I. Ilene Kagarice (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.

Kim Mathes  
Notary Public

(Grantor)  
(Grantor)  
(Grantor)

(This form of acknowledgment for individual grantor(s) only)

KIM MATHES  
6-22-92

DEED RECORD 128

425

## EXHIBIT A

A parcel of land in the South Half of the Southwest Quarter of Section 15, and in the Northeast Quarter of the Northwest Quarter of Section 22, all in Township 76 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as:

Beginning at the northwest corner of the Southwest Quarter of the Southwest Quarter of Section 15, Township 76 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa; thence along the west line of said Southwest Quarter of the Southwest Quarter, South 00°00'00" East 517.24 feet; thence South 90°00'00" East 1490.85 feet; thence South 01°38'07" East 346.78 feet; thence South 16°02'25" West 151.75 feet; thence South 07°25'51" West 114.36 feet; thence South 17°45'42" East 92.84 feet; thence South 40°11'52" East 120.87 feet; thence South 46°33'29" East 304.79 feet; thence South 23°40'11" East 224.98 feet; thence South 59°25'54" East 140.87 feet; thence South 29°45'41" East 121.12 feet; thence South 05°08'06" East 269.00 feet; thence South 90°00'00" East 628.20 feet to the east line of the Northeast Quarter of the Northwest Quarter of Section 22, Township 76 North, Range 27 West; thence along said east line, North 00°12'45" West 859.61 feet to the South Quarter corner of Section 15, Township 76 North, Range 27 West; thence North 00°06'49" East 1311.31 feet to the northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 15; thence along the north line of the South Half of the Southwest Quarter of said section, South 89°51'25" West 2695.09 feet to the Point of Beginning, containing 70.00 acres, more or less including public road, and 69.61 acres, more or less excluding public road. Bearings are based on the west line of the Southwest Quarter of Section 15, T76N, R27W, which is assumed to bear South.