

REAL ESTATE TRANSFER
TAX PAID 83
STAMP #
\$35 75
Michelle Utzler
RECORDER
1-30-91 Madison
DATE COUNTY

COMPARED

FILED NO. 1528
BOOK 128 PAGE 424
91 JAN 30 PM 3:30

Fee \$5.00
Transfer \$5.00

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Thirty-three Thousand and no/100 (\$33,000.00) - - -
Dollar(s) and other valuable consideration, Wayne G. Sawhill and Lois M. Sawhill,
husband and wife

do hereby Convey to Harry L. Pettit and Sandra J. Pettit, 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:

A parcel of land described as commencing at the East Quarter (1/4) corner of Section Twenty-eight (28), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa. Thence N 0°00' along the east line of the Northeast Quarter (1/4) of said Section Twenty-eight (28) 651.9 feet to the point of beginning; thence continuing N 0°00' 547.5 feet; thence S 88°52'W 364.2 feet; thence N 42°29'W 609.9 feet; thence N 78°57' W 86.1 feet; thence S 42°50'W 419.3 feet; thence S 29°12'W 791.7 feet to the south line of the North Half (1/2) of the South Half (1/2) of the Northeast Quarter (1/4) of said Section Twenty-eight (28); thence S 89°42' E 1,532.3 feet to the point of beginning and containing 22.2990 acres including 0.4313 acres of County Road Right-of-Way.

This Deed is in fulfillment of the real estate contract dated September 16, 1977 and recorded in Book 107 at page 385 as amended.

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF ARIZONA

DATED: Jan 24, 1991

Lincoln COUNTY, SS:

On this 24th day of January, 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared Wayne G. Sawhill and Lois M. Sawhill

Wayne G. Sawhill
Wayne G. Sawhill (Grantor)

Lois M. Sawhill
Lois M. Sawhill (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.

Harry L. Whitehead Notary Public
(This form of acknowledgement for individual grantor(s) only)

(Grantor)

(Grantor)