

ENTERED FOR TAXATION
 THIS 8 DAY OF February 1991
 AUDITORS FEE \$ 5.00
Jean Welch
 AUDITOR
Becky McDonald
 DEPUTY AUDITOR

COMPARED
 Fee \$5.00
 Transfer \$5.00

FILED NO. 1582
 BOOK 56 PAGE 464
 91 FEB -8 AM 10:11
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

IND.
 REC.
 PAGE

SPACE ABOVE THIS LINE
 FOR RECORDER

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration,
MARGARET P. SCHAFFER, single

do hereby Convey to PAUL SCHAFFER, ANNE SCHAFFER, and JOHN A. SCHAFFER, as tenants in common, an undivided one-half (1/2) interest in

the following described real estate in Madison County, Iowa:

Out Lots Fifteen (15) and Sixteen (16) of B. F. Allen's Addition to the Town of Earham, Madison County, Iowa; and Lot Two (2) of the Official Plat of the South Half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Six (6) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the East 264 feet in width thereof and a strip of land containing two (2) acres extending the entire width of said Lot Two (2), the East line of which is the West line of said East 264 foot strip, and also excepting the North 360 feet of the West 150 feet of said Lot Two (2), and EXCEPT FURTHER that part of Lot 2, Official Plat of the South One-Half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 6, Township 77 North, Range 28 West of the Fifth Principal Meridian described as follows: Beginning at a point on the North line of said Lot 2, 519 feet West of the Northeast lot corner, proceed 141.3 feet East along the North lot line to the Northwest corner of the Earham Cemetery; thence South on a line parallel with the East line of said Lot 2 to a point on the South lot line; thence Westerly 148.0 feet along the South line of Lot 2; thence Northerly to the Point of Beginning, all now being in and forming a part of the Town of Earham, Madison County, Iowa, and containing 2.52 acres, more or less.

This deed conveying an undivided one-half (1/2) interest, when taken together with the warranty deed previously recorded at Book 45, Page 405, Madison County Records, places the entire interest in this property in the above-named grantees.

This deed is a gift between family members, and consideration is less than \$500. Hence, it is exempt from the requirement of Declaration of Value, Groundwater Hazard Statement, and transfer tax.

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

Dated: February 7, 1991

COUNTY OF MADISON

Margaret P. Schaffer
 MARGARET P. SCHAFFER (Grantor)

On this 7th day of February, 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared MARGARET P. SCHAFFER, single

to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

(Grantor)

Carolyn Moore
 Carolyn Moore, Notary Public

WHEN RECORDED, RETURN TO:
 Richard W. Baskerville, Esq.
 BROWN WINICK GRAVES DONNELLY BASKERVILLE & SCHOENEBAUM
 Suite 1100, Two Ruan Center, 601 Locust Street
 Des Moines, IA 50309

