

Fee \$5.00
Transfer \$5.00

COMPARED

REAL ESTATE TRANSFER
TAX PAID <u>26</u>
\$ <u>57.25</u>
<u>Michelle Utsler</u> RECORDER
<u>2-28-91</u> <u>Madison</u> DATE COUNTY

FILED NO. 1702
BOOK 128 PAGE 483
91 FEB 28 PM 1:24
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Fifty-Three Thousand and 00/100 -----
Dollar(s) and other valuable consideration, Reuben Lyle Archer, a/k/a R.L. Archer
and Grace Archer, husband and wife,

do hereby Convey to John E. Trabert

the following described real estate in Madison County, Iowa:

Commencing at the Southeast corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence N.0°00' 61.0 feet to the centerline of a county road; thence S.89°28'W. 899.0 feet along the centerline of the county road to point of beginning; thence N.0°45'E. 130.0 feet; thence S.89°29'W. 32.0 feet; thence N.0°45'E. 44.0 feet; thence N.89°28'E. 32.0 feet; thence N.0°45'E. 92.0 feet; thence N.89°47'E. 89.0 feet; thence N.0°00' 211.0 feet; thence S.89°50'W. 327.1 feet; thence S.0°43'W. 479.0 feet to the centerline of a county road; thence N.89°28'E. 240.0 feet to point of beginning containing 3.030 Acres including 0.193 Acres of county road right of way. NOTE: The east line of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, is assumed to bear due north and south.

Given in partial satisfaction of a certain real estate contract dated September 19, 1980, and filed for record March 9, 1981, in Book 114, Page 703.

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 Iowa,
Madison COUNTY, ss:

DATED: Feb. 28, 1991

On this 28 day of Feb.,
19 91, before me, the undersigned, a Notary Public
in and for said State, personally appeared
R. L. Archer and Grace Archer,
husband and wife,

R. L. Archer
R. L. Archer (Grantor)

Grace Archer
Grace Archer (Grantor)

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

Patrick F. Cochran
Patrick F. Cochran Notary Public
(This form of acknowledgement for individual grantor(s) only)

(Grantor)

(Grantor)