

FILED NO. 1861

BOOK 128 PAGE 537

91 MAR 18 PM 4:02

Fee \$10.00  
Transfer \$5.00

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPARED



**WARRANTY DEED — JOINT TENANCY**

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of One  
Dollar(s) and other valuable consideration,  
WPA FARMS, a Partnership

do hereby Convey to LARRY WATTS and LAURA WATTS

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

A tract of land located in the North Half (½) of Section 16, Township 76 North, Range 27 West of the 5th P.M., Union Township, Madison County, Iowa, more particularly described as follows: Commencing as a point of reference at the North Quarter (¼) Corner of said Section 16; thence South 0° 00'00" East 1814.70 feet along the West line of the Northeast Quarter (¼) of said Section 16 (this is an assumed bearing for purposes of this description only); thence South 90°00'00" East 50.00 feet to the point of beginning; thence South 0°00'00" East 774.00 feet; thence Northwesterly 92.56 feet along a 160.00 foot radius circular curve concave Northeasterly having a central angle of 33°08'40" and a chord 91.27 feet in length bearing North 61°36'50" West; thence North 45°02'30" West 112.63 feet; thence North 0°00'00" East 148.67 feet; thence Northeasterly 535.66 feet along a 868.60 foot radius circular curve concave Northwesterly having a central angle 35°20'02" and a chord 527.21 feet in length bearing North 17°40'01" East to the point of beginning; and containing 1.41 acres more or less, and subject to encumbrances of record.

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 \_\_\_\_\_, ss:  
\_\_\_\_\_ COUNTY,

Dated: Feb 16, 1991

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_

WPA FARMS, a Partnership (Grantor)

By Larry Watts (Grantor)  
Larry Watts, Partner

By Alix V. Paez (Grantor)  
Alix V. Paez, Partner

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.

\_\_\_\_\_  
Notary Public  
(This form of acknowledgment for individual grantor(s) only)

(Grantor)

STATE OF IOWA :  
: ss  
MADISON COUNTY :

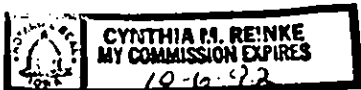
On this 9 day of March, 1991, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Larry Watts, to me personally known, who being by me duly sworn did say that he is a partner of WPA Farms, a Partnership, and that said instrument was signed on behalf of the said Partnership by authority of the partners and the said partner acknowledged the execution of said instrument to be the voluntary act and deed of said Partnership by it and by him voluntarily executed.



Jerrold B. Oliver  
Notary Public in and for the State of Iowa

STATE OF IOWA :  
: ss  
POLK COUNTY :

On this 16<sup>th</sup> day of February, 1991, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Alix Paez, to me personally known, who being by me duly sworn did say that he is a partner of WPA Farms, a Partnership, and that said instrument was signed on behalf of the said Partnership by authority of the partners and the said partner acknowledged the execution of said instrument to be the voluntary act and deed of said Partnership by it and by him voluntarily executed.



Cynthia M. Reinke  
Notary Public in and for the State of Iowa