

# 42,500

# WARRANTY DEED

IOWA REALTY CO., INC.  
3501 Westown Parkway  
West Des Moines, Iowa 50265

Know All Men by These Presents: That Fred Reed, Jr. and Dorris Reed, husband and wife; and Herbert T. Reed, a single person

\_\_\_\_\_ in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION in hand paid do here Convey unto Ancel Kennedy and Cynthia L. Kennedy, husband and wife

as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate, situated in Madison County, Iowa, to-wit:

A parcel of land located in the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., City of Truro, Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., City of Truro, Madison County, Iowa, thence along the West line of said Northwest Quarter (NW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ), North 00 $^{\circ}$ 00'00" 134.00 feet to the Point of Beginning, thence continuing along said West line, North 00 $^{\circ}$ 00'00" 1164.88 feet, thence North 86 $^{\circ}$ 30'25" East 438.40 feet, thence South 00 $^{\circ}$ 34'57" West 1165.71 feet, thence South 86 $^{\circ}$ 30'46" West 426.52 feet to the Point of Beginning, said parcel of land contains 11.544 acres, including 0.882 acres of road right of way,

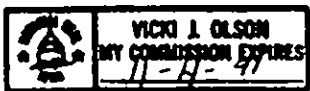
Subject to and together with any and all easements, covenants and restrictions of record.

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple, that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises

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

Signed this 7 day of October 19 91



Fred Reed Jr.  
Fred Reed, Jr.

Dorris Reed  
Dorris Reed

STATE OF IOWA.

COUNTY OF Warren ss.

On this 7 day of October 19 91 before me,

the undersigned, a Notary Public in and for said County, in said State, personally appeared Fred Reed, Jr. and Dorris Reed, husband and wife; and Herbert T. Reed, a single person

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.

Vicki J. Olson  
Notary Public in and for said County

Herbert T. Reed  
Herbert T. Reed

COMPARED

REAL ESTATE TRANSFER
TAX PAID <u>10</u>
STAMP #
\$ <u>67 20</u>
<u>Michelle Utsler</u>
RECORDER
<u>10-7-91</u> <u>Madison</u>
DATE COUNTY

FILED NO. 963  
BOOK 57 PAGE 117  
91 OCT -7 PM 2:58  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$5.00  
Transfer \$5.00