

30 Rev

28.00 WARRANTY DEED

APPROVED BY THE IOWA REAL ESTATE ASSN. NOV. 1982

ACCURATE Pk

FORM NO 118

Know All Men by These Presents: That Richard E. Gubbells, a single person

of Polk County and State of Iowa in consideration of the sum of ONE-DOLLAR AND OTHER GOOD & VALUABLE CONSIDERATION DOLLARS in hand paid by Lloyd M. Freeborn AKA Lloyd Freeborn and Dixie Lee Freeborn, husband & wife.

of Polk County and State of Iowa do hereby SELL AND CONVEY unto the said Lloyd M. Freeborn AKA Lloyd Freeborn and Dixie Lee Freeborn, husband & wife as joint tenants with full rights of survivorship and not as tenants-in-common.

the following described premises, situated in the County of Madison and State of Iowa, to-wit:

A part of the Northwest Quarter (NW 1/4) of Section 32, Township 75 North, Range 26, West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the Northwest corner of said Section 32, thence North 86°47' East 1254.0 feet, thence South 13°51' East 1403.5 feet; thence South 72°39' West 800.0 feet to the centerline of the Madison County road; thence along the said centerline to the West line of said Section 32; thence North 1747.0 feet to the point of beginning, subject to road easement containing 51.4 acres, more or less.

COMBINED

Fee \$5.00 Transfer \$5.00

REAL ESTATE TRANSFER TAX PAID 30 FILED NO. 2430 STAMP # BOOK 128 PAGE 780 \$ 30 25 91 MAY 28 PM 1:45 Michelle Utsler RECORDER 5-28-91 Madison MADISON COUNTY, IOWA

And I hereby covenant with the said Lloyd M. & Dixie Lee Freeborn that I hold said premises by good and merchantable title; that I have good right and lawful authority to sell and convey the same; that they are free and clear from all liens and incumbrances whatsoever, except as above stated.

And I covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever, except as above stated.

And the said [redacted] hereby relinquishes rights of dower and homestead in and to the above described premises.

Signed the 13th day of April A. D. 1991

X [Signature] Richard E. Gubbells 4-13-91

STATE OF IOWA

Polk County ss.

On this 13th day of April, A. D. 1991, before me, Margaret L. Miller a Notary Public in and for Polk County, Iowa, personally appeared Richard E. Gubbells

to me known to be the person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed



[Signature] Margaret L. Miller Notary Public in and for Polk County, Iowa My commission expires 3-31-93