

COMPARED

2712

FILED NO. _____

Fee \$5.00
Transfer \$15.00

BOOK 129 PAGE 38

91 JUN 28 PM 4:12

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED — JOINT TENANCY

For the consideration of ONE AND NO/100----- (\$1.00)
Dollar(s) and other valuable consideration, THOMAS H. REED and RUTH M. REED, Husband and
Wife,

do hereby Convey to THOMAS H. REED and RUTH M. REED

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

Lot Three (3) of Seven Oaks Subdivision in Madison County, Iowa, located in Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and also an easement across Lot One (1) of Seven Oaks Subdivision for the purpose of running water and gas lines across said Lot One (1) to Lot Three (3), and a perpetual easement for purposes of ingress and egress to and from said Lot Three (3) over an across an easement 60 feet in width located in the Southwest corner of Lot Two (2) of said Seven Oaks Subdivision, which easement is designated and shown on the final plat of Seven Oaks Subdivision as "60' Wide Access Easement",

AND

The Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Eighteen (18), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

AND

Commencing at a point on the North line of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, 26.64 rods West of the Northeast Corner thereof, running thence South 16 $\frac{1}{2}$ rods, thence East 3 rods, thence North 16 $\frac{1}{2}$ rods, thence West 3 rods to the place of beginning, lying within and being a part of the City of Winterset, Iowa; and otherwise known as Lot Six (6) of the Subdivision of said Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section One (1).

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, ss:
MADISON COUNTY,

Dated: June 27, 1991

On this 27 day of June, 1991, before me the undersigned, a Notary Public in and for said State, personally appeared
Thomas H. Reed and
Ruth M. Reed

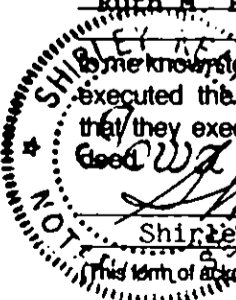
Thomas H. Reed
Thomas H. Reed (Grantor)

Ruth M. Reed
Ruth M. Reed (Grantor)

Some knowlege 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

(Grantor)

(Grantor)



Shirley Keating
Shirley Keating Notary Public
(This form of acknowledgment for individual grantor(s) only)