

FILED NO. 88

Fee \$5.00
Transfer \$5.00

BOOK 56 PAGE 728

91 JUL 11 PM 4:02

MICHELLE HESSON
RECORDER
MADISON COUNTY, IOWA

COMPARED

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ONE AND NO/100 ----- (\$1.00)
Dollar(s) and other valuable consideration, HARRY F. REED and VIRGINIA I. REED, Husband and
Wife,

do hereby Convey to FRED REED, JR. and HERBERT T. REED

the following described real estate in Madison County, Iowa:

All of our right, title and interest in and to:

Commencing 1 rod South of the Northwest Corner of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., thence East 400 feet to railroad right-of-way, thence South 79 rods, thence West 389 feet, thence North 79 rods to place of beginning, containing 12 acres, more or less,

AND

All that part of the right-of-way of the Chicago, Burlington & Quincy Railroad Company, 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) which lies on the westerly side of the center line of said right-of-way and abuts upon and immediately adjoins the land described above located in the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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,
ss:
MADISON COUNTY,

DATED: 6/30/91

On this 30 day of June,
1991, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Harry F. Reed and
Virginia I. Reed

Harry F. Reed
Harry F. Reed (Grantor)

Virginia I. Reed
Virginia I. Reed (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.

Jerrold B. Oliver
Notary Public

(This form of acknowledgement for individual grantor(s) only)

(Grantor)

(Grantor)

