

COMPARED

FILED NO. 613

Fee \$5.00
Transfer \$5.00

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NICHOLLE UTSLER
RECORDER
MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of FIVE HUNDRED AND NO/100----- (\$500.00)
Dollar(s) and other valuable consideration, ELLA D. OSBORN, Single,

do hereby Convey to JERRY L. LARSEN

the following described real estate in Madison County, Iowa:

A parcel of land being a portion of Lot Six (6) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of Lot Six (6) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence along the North line of said Lot 6, North 89°41'02" West 220.00 feet; thence South 00°00'00" 100.00 feet to the Point of Beginning; thence South 89°41'02" East 61.93 feet; thence South 00°00'00" 115.70 feet; thence North 88°41'00" West 61.95 feet; thence North 00°00'00" 114.62 to the Point of Beginning. Said parcel of land contains 0.164 acres.

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
MADISON COUNTY, ss:
On this 27 day of August,
1991, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Ella D. Osborn

DATED: Aug 27, 1991

Ella D. Osborn
Ella D. Osborn (Grantor)

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

Jerrold B. Oliver
Notary Public
(This form of acknowledgement for individual grantor(s) only)



(Grantor)
(Grantor)
(Grantor)
(Grantor)