

FILED NO. 633

Fee \$5.00
Transfer \$5.00

BOOK 57 PAGE 25

91 AUG 30 AM 9:00

COMPLETED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ONE AND NO/100----- (\$1.00)
Dollar(s) and other valuable consideration, HERBERT T. REED, Single.

do hereby Convey to FRED REED, JR.

the following described real estate in Madison County, Iowa:

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: Beginning 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 Section Fifteen (15), North 00°00'00" 134.00 feet; thence North 86°30'46" East 426.52 feet; thence South 00°34'57" West 134.00 feet to the South line of said Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$); thence, along said South line, South 86°30'00" West 425.16 feet to the Point of Beginning. Said parcel of land contains 1.307 acres, including 0.102 acres of road right-of-way.

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

DATED: Aug 27, 1991

MADISON COUNTY, ss:

On this 27 day of Aug,
1991, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Herbert T. Reed

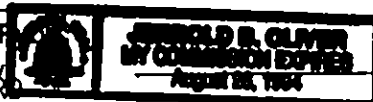
Herbert T. Reed
Herbert T. Reed (Grantor)

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.

(Grantor)

(Grantor)

James R. Oliver Notary Public



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

(Grantor)