

COMPARED

When Recorded Return To:
Frank Murray Smith
Attorney at Law
4215 Hubbell Avenue
Des Moines, IA 50317

REAL ESTATE TRANSFER	
TAX PAID <u>11</u>	
STAMP #	
\$ <u>15.20</u>	
<u>Michelle Utsler</u>	
RECORDER	
<u>12-13-91</u>	<u>Madison</u>
DATE	COUNTY

FILED NO. 1437

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91 DEC 13 AM 11:08

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

WARRANTY DEED - JOINT TENANCY

Fee \$10.00 Transfer \$5.00

For the consideration of One Dollar and other valuable consideration, LeeRoy O. Farmer and Shirley S. Farmer, husband and wife, do hereby Convey to Kenneth V. Sinnwell and Willie Louise Sinnwell, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

See 'Exhibit A' which is attached hereto and by this reference made a part hereof for the legal description of the real estate which is the subject of this deed.

This deed is given in fulfillment of one certain real estate contract dated the 28th day of August, 1991, wherein the Grantors herein appear as Sellers and the Grantees herein appear as Buyers.

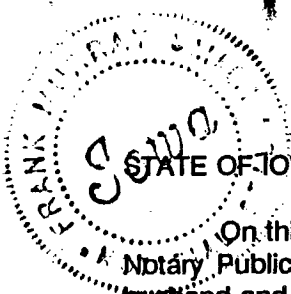
Grantors do Hereby Covenant with grantees, and their successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above 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.

DATED: 12/9/91

Lee Roy O. Farmer
(Grantor) LeeRoy O. Farmer

Shirley S. Farmer
(Grantor) Shirley S. Farmer



STATE OF IOWA, COUNTY OF MADISON, ss:

On this 9th day of December, 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared LeeRoy O. Farmer and Shirley S. Farmer, husband and wife, 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.

Frank Murray Smith
Notary Public
In and For the State of Iowa

ENTERED FOR TAXATION
THIS 13 DAY OF Dec, 1991

AUDITORS FEE \$ 5.00
Joseph Welch
AUDITOR
C. Speed
DEPUTY AUDITOR

"EXHIBIT A"

Commencing at a point 1,985 feet North of the Southeast corner of Section Six (6), in Township Seventy-Five (75) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa, thence continuing North 350.65 feet, thence South 88 degrees 02 minutes West 784.90 feet, thence North 12 degrees 53 minutes West 264.46 feet, thence South 82 degrees 26 minutes West 484.51 feet along a present fence line, thence South 00 degrees 08 minutes East 629.56 feet along the West line of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Six (6), thence North 85 degrees 10 minutes East 1,326.95 feet to the point of beginning, containing 14.44 acres including 0.27 acres of county road right-of-way, and being a part of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Six (6).