

MONROE TOWNSHIP, MADISON COUNTY

* * * * *
 ARNOLD SHERIFF *
 Complaining Party *
 R.R. 1, Box 255 *
 Orient, IA 50858 *
 vs. *
 Glen Henrichs *
 Responding Party *
 217 S. Orr *
 Normal, IL 61761 *
 * * * * *

FILE NO.
 ORDER OF FENCE VIEWERS **1035**
 BOOK 2 PAGE 105
 90 NOV -8 AM 11:26
 MARY E. WELTY
 Fee \$ 25.00 RECORDER
 MADISON COUNTY, IOWA

Now on this 29th day of October, 1990, a controversy having arisen between the parties named above, adjoining landowners, as to the erection and maintenance of a partition fence, it comes on for hearing before Grand River Township Trustees, Madison County, State of Iowa, acting as fence viewers upon the request of one of the landowners, pursuant to Chapter 113 of the Code.

The Trustees, after providing all parties in interest with due notice or accepting waiver of same, after inspection of the property and fences and being fully advised in the premises, FINDS:

That the complaining part is the owner of the following described real estate to-wit:

SEE EXHIBIT "A"

and

That the responding party is the owner of the following described real estate, to-wit:

SEE EXHIBIT "B"

and

That there is a partition fence between said tracts of real estate which should be maintained and repaired according to Iowa law,

and

That the Trustees further find that the parties should build, repair and/or maintain their respective portions of said partition fence as is herein-after ordered.

IT IS THEREFORE HEREBY ORDERED AND ADJUDGED by the Trustees of said Township as follows, to-wit:

1. That the complaining party, his/her grantees and successors in interest shall erect and/or maintain that part of

said partition fence described as follows, to-wit:

Arnold Sheriff shall maintain the North-South fence located between the West four (4) rods, four (4) feet of the Southwest (SW) Quarter of the Northeast (NE) Quarter of the Southwest (SW) Quarter and the East thirty-six rods of the Southwest (SW) Quarter of the Northeast (NE) Quarter of the Southwest (SW) Quarter being 40 rods in length.

Sheriff is also responsible for maintaining the East West fence located between the South half of the Northeast (NE) Quarter of the Southwest (SW) Quarter and the Southeast (SE) Quarter of the Southwest (SW) Quarter being seventy-six rods in length.

2. That the responding party, his/her grantees and successors in interest shall erect and/or maintain that part of the said partition fence described as follows, to wit:

Glen Henrichs shall erect and maintain the North South fence located between the Northwest (NW) Quarter of the Northeast (NE) Quarter of the Southwest (SW) Quarter being 40 rods in length.

Henrichs shall also erect and maintain the East thirty-six (36) rods of the East West fence located between the Northwest (NW) Quarter of the Northeast (NE) Quarter of the Southwest (SW) Quarter.

3. That said partition of fence shall be a "lawful" or "tight" fence.

The fence is to be completed within thirty (30) days from the receipt of this Order.

4. That the cost of this proceeding to be paid on entry of this Order shall be borne as follows:

Recording Fees \$ 25.00 Copy Fees \$ 1.44

Trustee Fees \$ 75.00 Clerk Fees \$ 45.00

Complaining party shall pay \$ 73.22; responding party shall pay \$ 73.22.

IN WITNESS WHEREOF, we have hereunto signed our names as Trustees of the above captioned Township of the County of Madison, State of Iowa.

Dated at Winterset, Iowa, this 7 day of November, 1990.

TOWNSHIP TRUSTEES ACTING AS FENCE VIEWERS

Jess Kiddas
TRUSTEE

Charles B Blair
TRUSTEE

TRUSTEE

Attest:

Dean Crow
TOWNSHIP CLERK

APPEALS MAY BE MADE BY FILING A NOTICE OF APPEAL WITH THE CLERK OF DISTRICT COURT WITHIN 20 DAYS AFTER THE DATE OF THIS DECISION.

STATE OF IOWA :
 :SS
COUNTY OF MADISON:

I, Dean Crow, being first duly sworn on oath depose and state that I am the Township Clerk of Grand River Township, Madison County, Iowa; that I do hereby certify that the foregoing Order of Fence Viewers was recorded in the Township book under the date of 8-11-1990; and that the foregoing Order is a true and correct copy of said Order as recorded in said Township book.

Dean Crow
Township Clerk

Subscribed and sworn to before me by Dean Crow
this 8 day of November, 1990.

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA





WARRANTY DEED

Know All Men by These Presents: That W. Wayne Sheriff and Isal Mae Sheriff, husband and wife,

in consideration of the sum of Twenty Thousand & No/100 Dollars (\$20,000.00) in hand paid do hereby Convey unto Arnold D. Sheriff & Melissa L. Sheriff, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common,

Grantees' Address: RR2, Orient, Iowa 50858
the following described real estate, situated in Adair County, Iowa, to-wit:

The Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the West Fractional Half (Wfr $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the West 4 rods and 4 feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) All in Section Seven (7), Township Seventy-four (74) North, Range Twenty-nine (29), Madison County, Iowa, containing 122 acres, more or less.

This Deed is given in compliance with one certain contract dated March 1, 1972 and filed of record on February 13, 1973 and duly recorded in the Office of the Recorder of Madison County, Iowa in Book 102 Page 736.

REAL ESTATE TRANSFER
TAX PAID 12
STAMP #
\$ 21.45
Shirley G. Henry, Day
RECORDER
7-20-87 Madison
DATE COUNTY

FILED NO. 115
BOOK 123 PAGE 413
Fee \$5.00
Transfer \$5.00
1987 JUL 20 PM 2:54
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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.

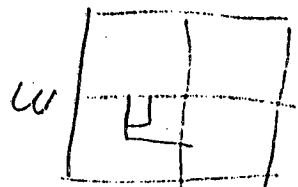
Signed this 13th day of July, 1987

STATE OF Iowa
Adair COUNTY, ss:
On this 20th day of July, 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared W. Wayne Sheriff and Isal Mae Sheriff, husband and wife,

W. Wayne Sheriff
W. Wayne Sheriff
Isal Mae Sheriff
Isal Mae Sheriff

RR 2
Orient, Iowa 50858
(Grantor's address)

Nancy Gross
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.
Nancy Gross
Notary Public in and for the State of Iowa



Please type or print names under signatures as per Sec. 338.2 Code of Iowa

Compared

FILED NO. 586
BOOK 123 PAGE 572

1987 OCT -1 PM 4:32

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$10.00
Transfer \$10.00

SPACE ABOVE THIS LINE
FOR RECORDER



SPECIAL WARRANTY DEED

For the consideration of NINETY-EIGHT THOUSAND FIVE HUNDRED AND NO/100
Dollar(s) and other valuable consideration, THE FEDERAL LAND BANK OF OMAHA, a federally
chartered instrumentality and body corporate organized and existing under
the laws of the United States,

do hereby Convey to Glenn S. Henrichs and Susan L. Henrichs, 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:

SW $\frac{1}{4}$ - - - - - SEC. 5 TWP. 74N RG. 29 W 5th P

NE $\frac{1}{4}$ of NW $\frac{1}{4}$; E $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$; West 19.5
acres of the N $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$; S $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$;
S $\frac{1}{2}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$; N $\frac{1}{2}$ of SE $\frac{1}{4}$; and the E $\frac{1}{2}$ of the
NE $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ EXCEPT a strip 4 rods and
4 feet wide on the West side thereof - - - - - 7 74N 29 W 5th P

Subject to existing easements of record, reservations in United States and State patents
and the rights of the public in all highways.

This deed is exempt from taxation pursuant to Section 428A.2(6) of the Iowa Code.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against
the lawful claims of all persons claiming by, through or under them, 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 _____, ss:
_____ COUNTY,

On this _____ day of _____, 19____, before
me the undersigned, a Notary Public in and for said State,
personally appeared _____

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.

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

Dated: September 14, 1987
FEDERAL LAND BANK OF OMAHA
By Federal Land Bank Association of Perry, Iowa
It's Agent and Attorney-in-Fact
By Don D. Hatfield
Don D. Hatfield, Assistant Vice President (Grantor)
President
Highway 141 & 12th Street
Perry, Iowa 50220
(Grantor)

F 1.1-1 "B"