AFFIDAVIT

STATE OF IOWA) SS MADISON COUNTY)

I, John E. Casper, upon being duly sworn, do hereby depose and state as follows:

The affiant is well and truly acquainted with Nellie C. Williams and knows that wherever in the chain of title to the following described real estate the names Nellie C. Williams and Cleo Williams appear that these names refer to one and the same person who is Nellie C. Williams. That real estate is legally described as:

The South Half $(\frac{1}{2})$ of the Northwest Quarter $(\frac{1}{4})$ of the Northeast Quarter $(\frac{1}{4})$ and the Southwest Quarter (1) of the Northeast Quarter $(\frac{1}{4})$ of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M. EXCEPT a parcel of land described as commencing at the center of Section Twenty-three (23), Township Seventysix (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence N. 90°00'E. 802.2 feet to point of beginning; thence continuing N.90°00'E. 509.0 feet; thence N.0°10'E. 770.0 feet along the east line of the Southwest Quarter $(\frac{1}{4})$ of the Northeast Quarter (1) of said Section Twentythree (23); thence S.89°58'W. 531.0 feet; S.1°28'E 769.9 feet to point beginning, containing 8.841 Acres including 0.468 acres of county road right of way. NOTE: The south line of the NEt of Section 23, Township 76 North, Range 28 West of the 5th P.M. is assumed to bear due east and west.

Further the affiant sayeth not.

John/E. Casper

Subscribed and sworn to before me this $\frac{19}{19}$ day of June, 1989.

STATE OF IOWA, ss. Inst. No. 160 Filed for Record this 24 day of July 19 85 at 11:00 AM
Book 120 Page 72 Recording Fee \$5.00 Mary E. Welty, Recorder, By Deputy

C3784

COURT OFFICER DEED

	PACE PACE
IN THE MATTER OF THE ESTATE OF EARL WILLIAMS	 Roal Estate Transfer Tax: See Chapter 1106, 64th G.A., Second Regular Seasion 1972.
now pending in the Iowa District Court in and for MADISON County.	PROBATENo9017
Know All Men by These Presents:	
That pursuant to the authority and power vested in the un-	
In consideration* of the sum of <u>distribution f</u>	from the estate
in hand paid, the undersigned, in the representative capacity de Cleo Williams	esignated below, hereby conveys unto
Township Seventy-six (76) North, Range Twent a parcel of land described as commencing at Township Seventy-six (76) North, Range Twent County, Iowa, thence N.90°00'E. 802.2 feet (N.90°00'E. 509.0 feet; thence N.0°10'E. 770.0 Quarter (1/4) of the Northeast Quarter (1/4) thence S. 89°58'W. 531.0 feet; thence S.1°28 containing 8.841 Acres including 0.468 acres NOTE: The south line of the NE 1/4 of Section of the 5th P.M. is assumed to bear due east.	neast Quarter (1/4) of Section Twenty-three (2 ty-eight (28) West of the 5th P.M., EXCEPT the center of Section Twenty-three (23), ty-eight (28) West of the 5th P.M., Madison to point of beginning; thence continuing .0 feet along the east line of the Southwest) of said Section Twenty-three (23); 3'E. 769.9 feet to point of beginning, s of county road right of way. ion 23, Township 76 North, Range 28 West and west. Grantor's right, title and interest in and 1981 and filed for record in the Madison Count 15 at page 53 The construed as in the singular or plured number, and as masculine,
	Cleo Williams
As Executor * in the above entitled	Cleo Williams
estate or cause.	
By(Title)	
Bv	As* in the above
(Title)	entitled estate or cause.
*Executor, Administrator, Guardia Commissione	
STATE OF IOWA, County of MADISON	\$S.
On this 33th day of July	9 <u>85</u> , before me, the undersigned, a Notary Public in and for
the State of lowe, personally appeared Cleo William	ns
to me known to be the identical person person in and who a	versited the foregoing instrument, and askes undersed that he
to me known to be the identical person named in and who exast such fiduciary, executed the same as the voluntary act and d	eed of himself and of such fidyciary
JOHN E. CASPER	John Elanger
MY COMMISSION EXPIRES Sept 6, 1986 John E.	Casper Notary Public in and for the State of lowe
Use space for corporate fiduciary, insert official titles with names.	U
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lowa Code Sections 633.4, 633.29, 633.96, 633.98, 633.383 to 633.400, 633.652 and 633.699(2).

If this is a Referee's, Commissioner's or Receiver's Deed, determine for yourself whether endorsement or confirmation by Clerk's Certificate is required.

•			C3784
IOWA STATE BA	R ASSOCIATION COMPARED	FOR THE LE	GAL EFFECT OF THE USE
TE OF IOWA,	Inch No. 1000 Siled for Percent to	his 11 day of May 19	31 at 4:15 P.M
DISON COUNTY, 55.	Book 115 Page 53 Recording	Fee 9.00 Mary E. Welty, Recorder, Br. Welty	DogNy.
It Is	Agreed between	RACT (SHORT FOI	RM) PAGE
	EARL WILLIAMS and NELLIE C	. WILLIAMS, husband and wi	fe
of <u>Madisor</u>	County, lowa, Sellers	s, and,	
	WILLIAM E. ADAM		
	County, Iowa, Buyers		
	hereby agree to sell and Buyers hereby ac County, Iowa, described as:	gree to buy the real estate situated i	n
county road rigit Range 28 West of fogether with a l. TOTAL One Hundred	to point of beginning, contains of way. NOTE: The south line is the 5th P.M. is assumed to be easements and servient estates appurtent PURCHASE PRICE for said property is Eighteen Thousand and 00/100—————————————————————————————————	e of the NE% of Section 23, ear due east and west. and thereto, upon the following terms the sum of	Township 76 Nor
Dollars (\$_2,00	20.00) has been paid herewith, receipe balance to Sellers at residence of Sellers,		
\$5,000 c \$5,000 c	on March 1, 1982; on principal on or before March on principal on or before the s March 1, 1989, when the entire	first day of each March the	
the rate of _9½	EST. Buyers agree to pay interest from		
3. TAXES			
	. Sellers agree to pay one-half (1/2	2) of the taxes assessed ap	
	. Sellers agree to pay one-half (1/2) ole in the fiscal year beginning	2) of the taxes assessed aging July 1, 1982	
installed at the c subsequent taxes	Sellers agree to pay one-half (1/2) ole in the fiscal year beginning thereon payable in prior years and any and date of this contract; and Buyers agree to pay and assessments against said premises. A premity payable unless the parties stopped.	d all special assessments for improvent pay, before they become delinquent Any proration of taxes shall be b	gainst said real, and ments which have been , all other current and

- 5. INSURANCE. Sellers agree to carry existing insurance until date of possession and Buyers agree to accept the insurance recovery instead of replacing or repairing buildings or improvements. Thereafter until final settlement, Buyers agree to keep the improvements upon said premises insured against loss by fire, tornado and extended coverage for a sum not less than \$ none _ or the balance owing under this contract, whichever is less, with insurance payable to Sellers and Buyers as their interests may appear, and to deliver policies therefor to Sellers.
- 6. ABSTRACT. Sellers agree to forthwith deliver to Buyers for their examination abstract of title to said premises continued to the date of this contract showing merchantable title in accordance with Iowa Title Standards. After examination by Buyers the abstract shall be held by Sellers until delivery of deed. Sellers agree to pay for an additional abstracting which may be required by acts, omissions, death or incompetency of Sellers, or either of them, occurring before delivery of deed.

REC.

FILED NO. 2465

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

BOOK 125 PAGE 645

89 JUN 15 PH 2: 43

MARY E. WELTY RECORDER MADISON COUNTY, IOWA

Fee \$5.00, Trans. \$5.00

__ County, lowa:

REAL ESTATE TRANSFER

TAX PAID 2/

STAMP II

\$ 54 45

RECORDER

01589 Males

DATE COUNTY

the following described real estate in _____

MY COMMISSION EXFIRES

Perfem DER 7,1989

STATE
A =T= A
A = 1 - 1
이후(조대로)로 등
· 重得書書等。
ルード で

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of <u>Fifty Thousand and no/100 (\$50,000.00) Dollar(s)</u> and other valuable consideration, <u>Nellie C. Williams</u> , single				
	William E Adams			
do hereby Convey to $_$	William E. Adams			

<u>Madison</u>

The South Half (\frac{1}{2}) of the Northwest Quarter (\frac{1}{2}) of the Northeast Quarter (\frac{1}{2}) and the Southwest Quarter (\frac{1}{2}) of the Northeast Quarter (\frac{1}{2}) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M. EXCEPT a parcel of land described as commencing at the center of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence N. 90°00'E. 802.2 feet to point of beginning; thence continuing N.90°00'E. 509.0 feet; thence N.0°10'E. 770.0 feet along the east line of the Southwest Quarter (\frac{1}{2}) of the Northeast Quarter (\frac{1}{2}) of said Section Twenty-three (23); thence S.89°58'W. 531.0 feet; thence S.1°28'E 769.9 feet to point of beginning, containing 8.841 Acres including 0.468 acres of county road right of way. NOTE: The south line of the NE\frac{1}{2} of Section 23, Township 76 North, Range 28 West of the 5th P.M. is assumed to bear due east and west.

This instrument is in fulfillment of a real estate sales contract, dated April 20, 1981 and filed for record in the Madison County Recorder's Office in Deed Record Book 115 at page 53.

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 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:, ss:, county,	Dated: March 28 , 1989
On this 28th day of March 19 89, before me, the undersigned, a Notary Public in and for said State, personally appeared	Mellie C. Williams (Grantor)
Nellie C. Williams	Weille G. Williams (Chanol)
to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged	(Grantor)
that they executed the same as their voluntary act and deed.	(Grantor)
John C. Casper Notary Public	(Grantor)

HARIAMIT FOR
Mellie CWilliams

6-19-89