

AFFIDAVIT


STATE OF IOWA )  
 ) SS  
 MADISON COUNTY )

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

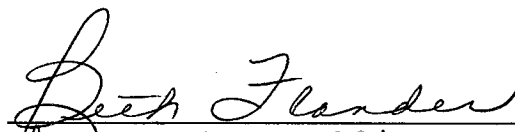
The affiant is well and truly acquainted with Nellie C. Williams and knows that wherever in the chain of title to the following described real estate the names Nellie C. Williams and Cleo Williams appear that these names refer to one and the same person who is Nellie C. Williams. That real estate is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

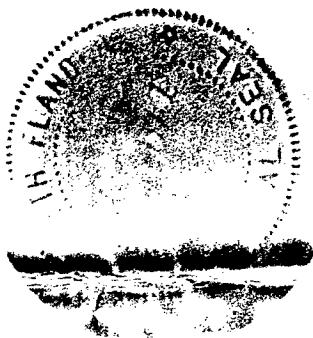
The South Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) and the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M. EXCEPT a parcel of land described as commencing at the center of Section Twenty-three (23), Township 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 ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) 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 $\frac{1}{4}$  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 19<sup>th</sup> day of June, 1989.

  
 Beth Flander  
 Notary Public



C3784  
H.   
REV.   
PAGE

# COURT OFFICER DEED

\* Real Estate Transfer Tax: See Chapter 1106, 64th G.A., Second Regular Session 1972.

IN THE MATTER OF THE ESTATE OF  
EARL WILLIAMS

now pending in the Iowa District Court  
in and for MADISON County. PROBATE No. 9017

## Know All Men by These Presents:

That pursuant to the authority and power vested in the undersigned, and  
In consideration\* of the sum of distribution from the estate

in hand paid, the undersigned, in the representative capacity designated below, hereby conveys unto  
Cleo Williams

the following described real estate situated in Madison County, State of Iowa, to-wit:  
The South Half (S 1/2) of the Northwest Quarter (1/4) of the Northeast Quarter (1/4)  
and the Southwest Quarter (1/4) of the Northeast Quarter (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 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 (1/4) of the Northeast Quarter (1/4) 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 1/4 of Section 23, Township 76 North, Range 28 West  
of the 5th P.M. is assumed to bear due east and west.

The Grantor further conveys to Grantee all Grantor's right, title and interest in and  
to a real estate contract, dated April 20, 1981 and filed for record in the Madison County  
Recorder's Office on May 11, 1981 in Book 115 at page 53

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine,  
feminine or neuter gender, according to the context.

Signed this 23<sup>rd</sup> day of July, 1985.

Cleo Williams  
Cleo Williams

As Executor \* in the above entitled  
estate or cause.

By \_\_\_\_\_  
(Title)

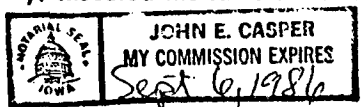
By \_\_\_\_\_ As \_\_\_\_\_ \* in the above  
(Title) entitled estate or cause.

\*Executor, Administrator, Guardian, Conservator, Trustee, Referee,  
Commissioner, or Receiver

STATE OF IOWA, County of MADISON, ss.

On this 23<sup>rd</sup> day of July, 1985, before me, the undersigned, a Notary Public in and for  
the State of Iowa, personally appeared Cleo Williams

to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he,  
as such fiduciary, executed the same as the voluntary act and deed of himself and of such fiduciary



John E. Casper  
John E. Casper Notary Public in and for the State of Iowa

● Use space for corporate fiduciary. Insert official titles with names.

Iowa 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 Certifi-  
cate is required.





REAL ESTATE TRANSFER  
TAX PAID 21  
STAMP #  
\$ 54 45  
*Mary E. Welty*  
RECORDER  
6/15/89 Madison  
DATE COUNTY

REC.   
PAGE

FILED NO. 2465 C3784  
BOOK 125 PAGE 645  
89 JUN 15 PH 2:43

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$5.00, Trans. \$5.00

SPACE ABOVE THIS LINE  
FOR RECORDER

WARRANTY DEED

For the consideration of Fifty Thousand and no/100 (\$50,000.00) - - - - -  
Dollar(s) and other valuable consideration, Nellie C. Williams, single

do hereby Convey to William E. Adams

the following described real estate in Madison County, Iowa:

The South Half (½) of the Northwest Quarter (¼) of the Northeast Quarter (¼) and the Southwest Quarter (¼) of the Northeast Quarter (¼) 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 (¼) of the Northeast Quarter (¼) 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 NE¼ 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 IOWA, ss:  
MADISON COUNTY,

Dated: March 28, 1989

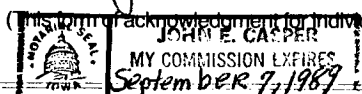
On this 28th day of March, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared Nellie C. Williams

*Nellie C. Williams*  
Nellie C. Williams (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)  
(Grantor)

*John E. Casper*  
John E. Casper Notary Public



36 C3784

A. S. Fildavit for

Nellie C. Williams

6-19-89