

Deed Record, No. 83, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 5438

A. T. Missildine
TO
Ray Yates & wife

Filed for Record this 31 day of March
A. D. 1948, at 11:50 o'clock A.M.
WARRANTY DEED.
#1605 Wilma M. Wade Recorder.
By Deputy.
Recording Fee, \$ .50

KNOW ALL MEN BY THESE PRESENTS, That A. T. Missildine, single

of the County of Madison and State of Iowa in consideration of the sum of
Twenty-two hundred and no/100 DOLLARS,

in hand paid by Ray V. Yates and wife, L. Bernice Yates, as Joint Tenants with full right of
survivorship and not as Tenants in Common,
of Madison County, State of Iowa, do hereby sell and convey unto the said

Ray V. Yates and wife, L. Bernice Yates, as Joint Tenants with full right of survivorship and
not as Tenants in Common,

the following described premises, situated in the County of Madison, and State of Iowa, to-wit:

Commencing at a point 1220.9 feet West of the Northeast corner of the
Southeast Quarter of the Northeast Quarter of Section 25, in Township
77 North, Range 28, West of 5th P.M. Iowa, running thence South 42°56'
East, 274 feet, thence South 42° 15' East, 113.5 feet, thence South 54°
57' East, 432.4 feet, thence South 19° 44' West, 79 feet, thence South
67° 21' West, 63.3 feet, thence South 70° West, 238 feet, thence South
62° 07' West, 155 feet, thence South 47° 20' West, 243 feet, thence South
40° 33' West, 167 feet, thence South 24° 01' West, 35.5 feet, thence South
1° 05' East to a point 10 rods North of the South line of said 40-acre
tract, thence East to a point 45-5/7 rods East of the West line of
said 40-acre tract, thence North to the North line of said 40-acre tract, thence
West to the Place of Beginning; also,



The South 5 acres of said Southeast Quarter of the Northeast Quarter of said Section 25 except
the East 34-2/7 rods thereof, and also excepting from all of said land that part thereof used
for highway purposes; also, Commencing at a point on the South line of the Northeast Quarter
of the Northeast Quarter of said Section 25 899.3 feet West of the Southeast corner of said
40 acres, thence West 299.1 feet, thence Northerly 274.3 feet along a 540 foot radius curve
concave Easterly and tangent to the following course, thence North 1° 06' West, 153.94 feet,
thence North 88° 54' East, 112.47 feet, thence Southeasterly 238.7 feet along a 1960 foot
radius curve concave Northeasterly and tangent to the following course, thence South 33° 53'
East, 255.1 feet to the Point of Beginning,

And I hereby covenant with the said Ray V. Yates and wife, L. Bernice Yates,
that I hold said premises by good and perfect title; that I have good right and lawful authority
to sell and convey the same; that they are free and clear of all liens and incumbrances whatsoever

And I covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever

And the said
hereby relinquishes her right of dower in and to the above described premises.

Signed this 30th day of October A. D. 194 7.

IN PRESENCE OF

A. T. Missildine

STATE OF IOWA, Madison COUNTY, ss.

On this 30th day of October, A. D. 194 7, before me, the undersigned, a Notary Public within and for

Madison County, State of Iowa, personally came

A. T. Missildine, single,

personally to me known to be the identical person whose name is affixed to the above instrument
as grantor, and acknowledged the execution of the same to be his voluntary act and deed
for the purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal
on the date last above written.

Harry F. Anderson

Notary Public within and for Said County,

