

WARRANTY DEED

Know All Men by These Presents: That Jobe McClellan, Sr., also known as Jobe D. McClellan, a single person,

of the sum of One Dollar (\$1.00) and other valuable consideration in consideration in hand paid as hereby Convey unto McClellan Electric, Inc.

Grantees Address: Denison, Iowa 51442

the following described real estate, situated in Crawford County, Iowa, to-wit:
A parcel of land in the East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Ten (10), and in the West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Eleven (11), all in Township Eighty-three (83) North, Range Thirty-nine (39), West of the 5th P. M., Crawford County, Iowa, described as follows:
Commencing at the SE Corner of the NE $\frac{1}{4}$ of said Section 10; thence West along the South line of said NE $\frac{1}{4}$ 362.3 feet; thence N 14 $^{\circ}$ 35' E 854.2 feet; thence N 30 $^{\circ}$ 56' E 179.02 feet; to the point of beginning; thence continuing N 30 $^{\circ}$ 56' E 200.0 feet; thence N 68 $^{\circ}$ 34' W 183.92 feet to the easterly right of way line of the I.C.R.R., thence S 20 $^{\circ}$ 23 $\frac{1}{2}$ ' W along said right of way line 197.28 feet; thence S 68 $^{\circ}$ 34' E 147.23 feet to the point of beginning. Said parcel contains 0.75 acres, more or less, and a part of the right of way of 7th Street (formerly U.S. Highway No. 59) located in said Section 10-83-39 West of the 5th P. M., Crawford County, Iowa, described as follows:
Commencing at the Southeast Corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10-83-39, thence West 352.2 feet along the south line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ to a point on the West right of way line of 7th Street (formerly U. S. Highway No. 59), thence N 14 $^{\circ}$ 35' E 481.7 feet along said right of way, thence continuing N 14 $^{\circ}$ 35' E 372.5 feet along said right of way, thence N 30 $^{\circ}$ 56' E 179.0 feet along said right of way to the point of beginning, thence S 68 $^{\circ}$ 34' E 26.0 feet, thence northeasterly along a 1,959.86 foot radius curve concave southeasterly with a long chord bearing N 29 $^{\circ}$ 42' E 11.05 feet, thence N 30 $^{\circ}$ 56' E 188.9 feet, thence N 68 $^{\circ}$ 34' W 25.7 feet to a point on said right of way, thence S 30 $^{\circ}$ 56' W 200.0 feet along said right of way to the point of beginning,
Subject to a first mortgage of record to Crawford County Trust & Savings Bank No. 80-230, in the unpaid principal amount of \$50,444.15 with interest from December 12, 1981, which mortgage and interest thereon the grantee herein assumes and agrees to pay according to the tenor thereof.

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 4th day of March 1982

STATE OF Iowa
Crawford COUNTY, SS:

Jobe McClellan, Sr.

On this 4th day of March 1982, before me, the undersigned, a Notary Public in and for said State, personally appeared Jobe McClellan, Sr., a single person,



It is 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 in and for the State of Iowa

Denison, (Grantor's)



82-428

Warranty Deed

TO _____

FOLLOW UP _____

PROOFED _____

Entered upon transfer books and for taxation
 this 4th day of March 1982
Maxine Walde Auditor
 By _____ Deputy

Filed for record, indexed and delivered to
 County Auditor this 4th day
 of March 1982
 at 4:05 o'clock P M. and recorded in
 Book _____ of _____ on page _____
 of Crawford County Records
 Recorder and Auditor See 13/100 PAID.
Quinn Ede Recorder
 By _____ Deputy

WHEN RECORDED RETURN TO
Kermer