

96739.50  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 105



SPECIAL WARRANTY DEED

For the consideration of One (\$1.00)

Dollar(s) and other valuable consideration,  
Roy M. Irish and Phyllis I. Irish

do hereby Convey to  
Kevin Clemens and Teri Clemens, as joint tenants and not tenants in common

the following described real estate in Madison County, Iowa:  
See attached Exhibit A.

This Deed is subject to and together with any and all covenants, conditions, restrictions and easements of record.

This Deed is given and accepted in complete fulfillment of the contract for the sale of the above-described property dated January 8, 2004, and filed for record on April 23, 2004, in the office of the Recorder of Madison County, Iowa, in Book 2004, Page 1807.

Notwithstanding any express or implied warranties contained herein, Grantors herein make no express or implied warranties as to the title subsequent to the date of the above contract.

~~Grantors do hereby Covenant with Grantee 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 IOWA  
COUNTY OF POLK

Dated: June 18, 2008

This instrument was acknowledged before me on June 18, 2008 by Roy M. Irish and Phyllis I. Irish

Roy M. Irish  
Roy M. Irish (Grantor)

Jennie L. Tyler  
Notary Public

Phyllis I. Irish  
Phyllis I. Irish (Grantor)



(Grantor)

(Grantor)

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

## EXHIBIT A

Parcel "C" in the Southwest Quarter of Section 25, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Beginning at the Southeast Corner of the Northeast Quarter of the Southwest Quarter of Section 25, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South  $00^{\circ} 02' 45''$  West 374.23 feet along the East line of the Southeast Quarter of the Southwest Quarter of said Section 25; thence South  $89^{\circ} 47' 09''$  West 656.54 feet; thence South  $75^{\circ} 54' 48''$  West 340.17 feet; thence South  $01^{\circ} 00' 32''$  East 58.94 feet; thence South  $83^{\circ} 11' 23''$  West 446.76 feet; thence North  $03^{\circ} 13' 35''$  West 610.67 feet; thence North  $63^{\circ} 22' 46''$  East 139.01 feet; thence North  $47^{\circ} 50' 19''$  East 29.91 feet to a point on the West line of the Northeast Quarter of the Southwest Quarter of said Section 25; thence North  $00^{\circ} 16' 19''$  East 563.03 feet along said West line; thence South  $89^{\circ} 05' 44''$  East 1315.30 feet along the North line of the South Half of said Northeast Quarter of the Southwest Quarter; thence South  $00^{\circ} 02' 45''$  West 662.95 feet along the East line of said Northeast Quarter of the Southwest Quarter to the Point of Beginning, containing 35.178 acres including 0.786 acres of County Road right-of-way.