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LISA SMITH, COUNTY RECORDER MADISON TOWA

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105 SPECIAL WARRANTY DEED Revised June 2005

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96739.50

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 join	nt tenants and not ten	nants in common
the following described real estate in See attached Exhibit A.	Madison	County, lowa:
This Deed is subject to and together with of record.	any and all covenan	ts, conditions, restrictions and easements
This Deed is given and accepted in complabove-described property dated January 8 the Recorder of Madison County, Iowa, in	, 2004, and filed for	record on April 23, 2004, in the office of
Notwithstanding any express or implied vor implied warranties as to the title subsec		
	design of the	no accidental
Grantors do Hereby Sevenant with Gree	Mose and oussesses	in interest to Mozact and Defend the male
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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° 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° 47' 09" West 656.54 feet; thence South 75° 54' 48" West 340.17 feet; thence South 01° 00' 32" East 58.94 feet; thence South 83° 11' 23" West 446.76 feet; thence North 03° 13' 35" West 610.67 feet; thence North 63° 22' 46" East 139.01 feet; thence North 47° 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° 16' 19" East 563.03 feet along said West line; thence South 89° 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° 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.