

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

JOHN E CASPER ISBA # 000000816

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID 26
STAMP #
\$ 53.60
Michelle Utsher
2-28-00 Madison
COUNTY

REC'S 5.00
ADDS 5.00
R.M.F.C. 1.00

003158
FILED NO.
BOOK 142 PAGE 284

COMPILED ✓
RECORDED ✓
INDEXED ✓

2000 FEB 28 PM 4:11
4:11 PM
MICHELLE UTSHER
RECORDER
MADISON COUNTY, IOWA

Preparer Information JOHN E. CASPER 123 EAST COURT AVENUE WINTERSET (515) 462-4912
Individual's Name Street Address City Phone



Tax Statement to: Roger Williams, 318 West Green Street, Winterset, IA 50273

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of THIRTY FOUR THOUSAND AND NO/100 (\$34,000.00) -----
Dollar(s) and other valuable consideration,
NICHOLAS C. BEK, a single person.

do hereby Convey to
ROGER G. WILLIAMS and VICTORIA L. WILLIAMS, husband and wife.

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa:

Parcel "B" located in the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 19.891 Acres, as shown in Plat of Survey filed in Book 3, Page 509 on November 12, 1999, in the Office of the Recorder of Madison County, Iowa,

The Grantor further sells, assigns and conveys to Grantee, their successors and assigns a perpetual, exclusive access easement over and along the following-described real estate:

Commencing at the Northeast corner of Section One (1), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence South 89°28'47" West 653.52 feet along the North line of the Northeast Quarter (1/4) of said Section One (1) to the point of beginning; thence South 0°01'02" West 53 feet; thence South 89°28'47" West 20 feet; thence North 0°01'02" East to a point on the North line of the Northeast Quarter (1/4) of said Section One (1); thence North 89°28'47" East to the point of beginning,

as a right-of-way to the Grantee's real estate described above. The Grantee shall have the right and responsibility to erect and maintain a partition fence upon the easement boundaries and to otherwise maintain the easement premises at Grantee's cost. This easement shall be covenant running with the land binding upon and inuring to the benefit of the parties, their successor and assigns.

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
MADISON COUNTY,
On this 25 day of February, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared NICHOLAS C. BEK

Dated: 2-25-00
Nicholas C. Bek
NICHOLAS C. BEK (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.

[Signature]
Notary Public

(Grantor)
(Grantor)
(Grantor)

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