

REAL ESTATE TRANSFER  
TAX PAID 12  
STAMP #  
\$ 50.40  
Michelle Utzler  
RECORDER  
2-4-00 Madison

REC \$ 10.<sup>00</sup>  
AUD \$ 5.<sup>00</sup>  
R.M.F.S. 12

COMPUTER   
RECORDED   
CERTIFIED

FILED NO. 002923  
BOOK 142 PAGE 243  
2000 FEB -4 PM 2:28  
MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information  Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name Street Address City Phone



### WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of THIRTY-TWO THOUSAND  
Dollar(s) and other valuable consideration,  
JERRY L. SCHWERTFEGER and BETH A. SCHWERTFEGER, Husband and Wife,

do hereby Convey to  
PHILLIP I. CLIFTON and BRENDA R. CLIFTON,

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

SEE THE REAL ESTATE AND EASEMENTS DESCRIBED ON EXHIBIT "A" ATTACHED  
HERE TO.

It is understood that the easements hereby conveyed are nonexclusive easements and that said  
easements will be used by Grantors, their successors and assigns, and other nearby property owners  
holding an interest in said easements.

Subject to a Deed of Restrictions recorded in book 132, page 244 of the Recorder's office of Madison  
County, Iowa, Grantees, by acceptance of this Deed, hereby agree to be bound by the terms and  
conditions of said Deed of Restrictions.

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 Dated: February 3, 2000  
SS: MADISON COUNTY,

On this 3rd day of February,  
2000, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Jerry L. Schwertfeger and Beth A. Schwertfeger

Jerry L. Schwertfeger (Grantor)  
Beth A. Schwertfeger (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.

Wendy M. Ferkel  
Notary Public

(Grantor)  
(Grantor)

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

## EXHIBIT "A"

DESCRIPTION PARCEL- F.

That part of the Northwest Quarter of the Northwest Quarter of Section 30, Township 76 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the northwest corner of said Section 30;  
 thence on an assumed bearing of South 00 degrees 00 minutes 00 seconds East along the west line of the Northwest Quarter of said Section 30 a distance of 1178.50 feet;  
 thence North 82 degrees 40 minutes 41 seconds East 272.80 feet;  
 thence North 52 degrees 08 minutes 16 seconds East 270.54 feet;  
 thence North 30 degrees 31 minutes 10 seconds East 466.75 feet to the point of beginning;  
 thence South 89 degrees 39 minutes 21 seconds East 459.04 feet;  
 thence South 00 degrees 00 minutes 41 seconds West 167.68 feet;  
 thence South 26 degrees 34 minutes 14 seconds West 288.78 feet;  
 thence North 37 degrees 34 minutes 23 seconds West 540.91 feet to the point of beginning.

Said tract contains 2.50 acres.

ACCESS-UTILITY EASEMENT

EASEMENT DESCRIPTION: (AS RECORDED ON PLAT OF SURVEY RECORDED IN FARM PLAT BOOK 2, PAGE 428 MADISON COUNTY RECORDER'S OFFICE, MADISON COUNTY, IOWA)

A 50 foot wide ingress-egress and utility easement, being 25 feet wide on both sides of the following described centerline, in the NW. frac. 1/4 of the NW. 1/4 of Section 30, T76N, R27W of the Fifth P.M., Madison County, Iowa;

Commencing at the Northwest Corner of Section 30, T76N, R27W of the 5th P.M., thence along the West line of the NW. Trac. 1/4 of the NW. 1/4 of said Section 30, South 00°00'00", 1203.67 feet to the point of Beginning of the easement centerline; thence North 82°41'05" East, 282.82 feet; thence North 52°04'00" East, 271.00 feet; thence North 39°40'10" East, 324.92 feet; thence Easterly 183.08 feet along a 100.00 foot radius curve, concave Southerly, with a central angle of 104°53'50" and a long chord bearing South 87°52'55" E., 156.56 feet; thence South 35°26'00" East, 280.07 feet to a point at the center of a 120 foot diameter Cut-de-sac. (END OF PREVIOUSLY RECORDED EASEMENT)

AND

A 50 foot wide ingress-egress(access) easement and utility easement, over, under and across, and being 25 feet either side of the following described centerline:

Beginning at the center of said 120 foot diameter cut-de-sac;  
 thence on an assumed bearing of North 89 degrees 33 minutes 41 seconds East 119.67 feet;  
 thence North 16 degrees 22 minutes 05 seconds East 186.17 feet;  
 thence North 10 degrees 26 minutes 46 seconds East 58.12 feet;  
 thence North 00 degrees 00 minutes 41 seconds East 169.81 feet to the terminus of said access-utility easement.