

IOWA REALTY CO.  
3501 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266

REAL ESTATE TRANSFER	
TAX PAID 29	
STAMP #	
\$ 261.60	
Michelle Utzler	
RECORDER	
4-19-00	Madison
DATE	COUNTY

REG. 10.00  
ADV. 5.00  
TAXES 1.00

COMPILED ✓  
UNCHECKED ✓  
PREPARED ✓

FILED NO. **003917**  
BOOK 142 PAGE 482  
2000 APR 19 AM 10:49  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

PREPARED BY: D. VELNER, MIDLAND ESCROW, 3501 WESTOWN PKWY., WEST DES MOINES, IOWA 50266 453-6211

LENDER TO COMPLETE: Address Tax Statements to: Mortgage.Com 1643 N. Harrison Parkway, Bldg. H, Sunrise, FL 33323

\$ 164,000.00

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** In consideration of the sum of ONE Dollar and other good and valuable consideration the receipt of which is hereby acknowledged Craig A. Leonard and Robin M. Leonard, husband and wife hereby convey unto Everett C. Borg and Sandra L. Borg, husband and wife as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate, situated in Madison County, Iowa:

SEE EXHIBIT "A" ATTACHED

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.**

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; 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 they covenant to warrant and defend said 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 such 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.

Signed this 10th day of April, 2000.

Craig A. Leonard  
Craig A. Leonard

Robin M. Leonard  
Robin M. Leonard

STATE OF Iowa )  
 )SS.  
COUNTY OF Polk )

On this 10th day of April, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Craig A. Leonard and Robin M. Leonard, husband and wife, known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Robert R. Waddell  
Notary Public in and for Said State  
11/5/02

EXHIBIT "A"

A part of the South Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Two (2), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa, lying North and West of county highway G-4-R and described as follows: Commencing at the Southwest corner of the Southeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Two (2); thence South  $89^{\circ}06'16''$  West, 314.05 feet to a point on the centerline of county highway G-4-R; thence along the centerline of said highway northeasterly along a curve concave southeasterly whose radius is 1910.00 feet, whose arc length is 13.22 feet, and whose chord bears north  $38^{\circ}02'10''$  East, 13.22 feet to the point of beginning, thence North  $51^{\circ}45'55''$  west, 50.00 feet to a point on the Northwesternly right-of-way line of said county highway; thence North  $90^{\circ}00'00''$  west, 50.00 feet; thence North  $0^{\circ}00'00''$  East 516.08 feet; thence North  $90^{\circ}00'00''$  East, 401.99 feet; thence South  $0^{\circ}00'00''$  East, 110 feet; thence South  $46^{\circ}36'35''$  East, 65.24 feet to a point being on the centerline of said county highway; thence along the centerline of said highway south  $43^{\circ}23'25''$  west, 360.78 feet; thence continuing along the centerline of said highway southwesterly along a curve concave southeasterly, whose radius is 1,910.00 feet, whose arc length is 171.86 feet, and whose chord bears south  $40^{\circ}48'45''$  west, 171.80 feet to the point of beginning and containing 3.8021 acres, more or less,

