

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

REAL ESTATE TRANSFER
TAX PAID 28
STAMP #
\$ 136.80
Michelle Utsler
RECORDER
4-17-00 Madison
DATE COUNTY

FILED NO. **003901**

BOOK **142** PAGE **480**

2000 APR 17 PM 3:48

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

REGG 10<sup>00</sup> ✓  
 ANDS 5<sup>00</sup> ✓  
 FEES 1<sup>00</sup> ✓

COMPUTER ✓  
 RECORDED ✓  
 COMPARED ✓

PREPARED BY: Lisa Allen MIDLAND ESCROW, 3501 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 515-453-6264

SPACE ABOVE THIS LINE FOR RECORDER

LENDER TO COMPLETE: Address Tax Statements to: Gail Abel, 2400 305<sup>th</sup> St, Windsor, IA 50273

**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, CHRISTOPHER J. WEBB AND ANGELA M. WEBB, HUSBAND AND WIFE, hereby convey unto GAIL E. ABEL, A SINGLE PERSON AND BETTY J. RICHARDSON, A SINGLE PERSON 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

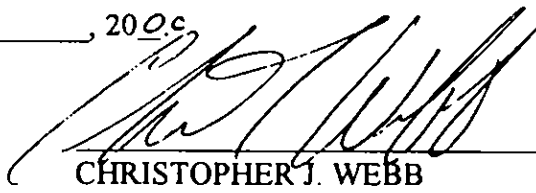
**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.**

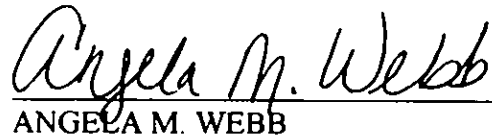
Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above 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.

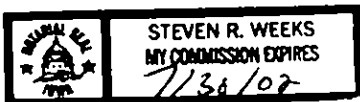
Dated April 12, 2000

  
CHRISTOPHER J. WEBB

  
ANGELA M. WEBB

STATE OF Iowa, Madison COUNTY, SS:

On this 12 day of April, A.D. 2000, before me, a Notary Public in and for the State of Iowa, personally appeared CHRISTOPHER J. WEBB AND ANGELA M. WEBB, HUSBAND AND WIFE, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.



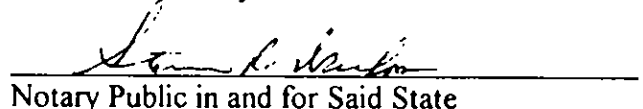
  
Notary Public in and for Said State

EXHIBIT "A"

A parcel of land described as follows, to-wit: That part of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Seventeen (17), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Northeast Corner of the Southeast Quarter (¼) of said Section Seventeen (17), thence on an assumed bearing of South 00°00'00" East along the East Line of the Northeast Quarter (¼) of said Southeast Quarter (¼) 596.22 feet to the North Right of Way Line of a Madison County Highway, thence North 84°33'30" West along said North Right of Way Line 188.15 feet to the Point of Beginning, thence continuing North 84°33'30" West along said North Right of Way Line 282.37 feet, thence South 00°00'00" East 572.90 feet, thence South 83°14'15" East 283.07 feet, thence North 00°00'00" East 579.46 feet to the North Right of Way Line of a Madison County Highway and the Point of Beginning, said tract contains 3.72 Acres more or less and is subject to a Madison County Highway Easement over the Northerly 0.43 Acres thereof

