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\$131,000

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

REAL ESTATE TRANSFER
 TAX PAID 17
 STAMP #
 \$ 208.80
 Michelle Utzler
 RECORDER
 3-8-00
 DATE COUNTY

REG \$ 10.00
 ADDS 5.00
 L.S.F.C. 1.00

FILED NO. 003301
 BOOK 63 PAGE 733

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2000 MAR -8 PH 1:13

MICHELLE UTZLER
 RECORDER
 MADISON COUNTY, IOWA

Return to:
 Next Generation Realty
 1701 22nd Street, Suite 107
 West Des Moines, Iowa 50266

Prepared by: Darlene Bond Next Generation Realty 1701 22nd St., Ste. 107, West Des Moines, IA 50266 (515) 224-9900

Address Tax Statement: Norwest MTG P.O. Box 6502, Springfield, OH 45501-6502

SPACE ABOVE THIS LINE
 FOR RECORDER

WARRANTY DEED-JOINT TENANCY

For the consideration of One Dollar and No/00
 Dollar(s) and other valuable consideration, Kevin E. Gyles and Jody L. Gyles,
 Husband and Wife

do hereby Convey unto Gary Grimm and Lisa Grimm Husband and Wife

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

Exhibit A

Subject to easements and restrictions of record

Subject to 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 in 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 relinquished 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 and plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA)
) SS
 COUNTY OF Madison)

Dated: _____

On this _____ day of Feb, 2000,
 before me, the undersigned, a Notary Public in and for
 Said State, personally appeared Kevin E
Gyles and Jody L. Gyles, Husband
and Wife

Kevin E. Gyles (Grantor)

Jody L. Gyles (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.

 (Grantor)

 (Grantor)

Notary Public

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



Commencing at a point 6 feet North and 20 feet East of the Northeast corner of Lot 12, in Block 10, of the Original Town Plat of West St. Charles, Iowa, thence running North 438 feet, thence East 150 feet, thence South 417 feet, thence in a Southwesterly direction 132 feet to the place of beginning; **also**, Commencing at a point 12 rods and 6 inches North of the Southwest corner of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), running thence North 10 rods, thence East 16 rods, thence South 13 rods and 6 inches, thence West 16 rods, thence North 3 rods and 6 inches to the place of beginning; **also**, Commencing at a point 6 feet North and 20 feet East of the Southeast corner of Lot 11, in Block 10, of the Original Town Plat of West St. Charles, Iowa, running thence East to the East line of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), thence South on the East line of said forty-acre tract 82 feet, thence West to a point on the East line of the Town of West St. Charles, Iowa, 82 feet South of the place of beginning, thence North to the place of beginning; all lying and being in Section Twenty-two (22), in Township Seventy-five (75) North, of Range Twenty-six (26) West of the 5th P.M., **and** Lots 1, 2, 3, 4, 5 and 6 in Block Nine (9), and Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13, in Block Ten (10), of the Original Town Plat of West St. Charles, in Madison County, Iowa, **and** Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12) in Block Nine (9) of the Town of West St. Charles (sometimes known as Hanley), Madison County, Iowa,

EXHIBIT A