

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

REAL ESTATE TRANSFER
TAX PAID 38
STAMP #
\$ 61.60
Michelle Utzler
RECORDER
3-17-00
DATE
Madison
COUNTY

003420

FILED NO.

RECS. 5th BOOK 142 PAGE 380
AUDS. 5th
D.M.F.S. 1st 2000 MAR 17 AM 10:22

LOVELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

\$ 39,000.⁰⁰ COMPUTER
RECORDED
COMPALED

PREPARED BY: C. Cook, MIDLAND ESCROW, 3501 WESTOWN PKWY, WEST DES MOINES, IOWA 50266 515-453-5724

SPACE ABOVE THIS LINE FOR RECORDER

LENDER TO COMPLETE:

Address Tax Statements to: James P. Hyler, Jr., 2931 Hickory Ridge, St. Charles, IA 50240

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, Richard C. Burhans, Jr. and Carla B. Burhans, husband and wife, hereby convey unto James P. Hyler, Jr., a single person, the following described real estate, situated in Madison County, Iowa:

The Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A", located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Seventeen (17), containing 15.000 acres, AND EXCEPT Parcel "B" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Seventeen (17), containing 12.003 acres, as shown in Plat of Survey filed in Book 3, Page 499, on October 19, 1999 in the Office of the Recorder of Madison County, Iowa, and corrected by Affidavit filed in Miscellaneous Book 46, Page 190 on February 15, 2000, in the Office of the Recorder of Madison County, Iowa.



Said real estate shall not be sub-divided in part or in whole for a period of twenty-one (21) years.

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 MARCH 15, 2000

Richard C. Burhans, Jr.
Richard C. Burhans, Jr.

Carla B. Burhans
Carla B. Burhans

STATE OF Iowa Madison COUNTY, SS:

On this 15 day of March, A.D. 2000, before me, a Notary Public in and for the State of Iowa, personally appeared Richard C. Burhans, Jr. and Carla B. Burhans, 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.

Richard C. Faust
Notary Public in and for Said State
Commission expires 1-3-2003