

004704

FILED NO.

BOOK 142 PAGE 632

632

2000 JUN 16 AM 9:30

9:30am

MICHELLE UTSLER

RECORDER

MADISON COUNTY, IOWA

REG. 10⁰⁰
ADD. 5⁰⁰
F.L.M.F. 1⁰⁰

COMPUTER
RECORDED
COMPARED _____

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731
Individual's Name Street Address City Phone

Address Tax Statement: c/o Jim Liechty
1524 W. Jefferson, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ONE
Dollar(s) and other valuable consideration,
RICHARD V. HANSON and MARY LOU HANSON, Husband and Wife,

do hereby Convey to
MADISON COUNTY FOUNDATION FOR ENVIRONMENTAL EDUCATION,

the following described real estate in Madison County, Iowa:
SEE DESCRIPTION ATTACHED HERETO AND MARKED EXHIBIT "A".

The consideration for this Deed is a gift. Therefore, no Declaration of Value or Groundwater Statement is required.

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: June 15, 2000

MADISON COUNTY, ss:

On this 15 day of June,
2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard V. Hanson and Mary Lou Hanson

Richard V. Hanson
Richard V. Hanson (Grantor)

Mary Lou Hanson
Mary Lou Hanson (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)

Jerrold B. Oliver

Notary Public

(Grantor)

(This form of acknowledgment is for individual grantors only)

LEGAL DESCRIPTION:

Parcel "A" in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 21, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the West Quarter Corner of Section 21, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa. Thence North $00^{\circ}21'01''$ West 691.63 feet along the West line of the Southwest Quarter of the Northwest Quarter; thence South $86^{\circ}07'05''$ East 584.17 feet along the centerline of a County Road; thence Southeasterly 274.49 feet along a 700.00 foot radius curve concave Southwesterly with a 272.74 foot chord bearing South $73^{\circ}26'57''$ East; thence South $60^{\circ}39'49''$ East 94.28 feet; thence Southeasterly 378.62 feet along a 750.00 foot radius curve concave Northeasterly with a 374.61 foot chord bearing South $73^{\circ}28'32''$ East; thence South $85^{\circ}21'15''$ East 34.45 feet to a Point on the centerline of the County Road at the East line of said Southwest Quarter of the Northwest Quarter; thence South $00^{\circ}21'01''$ East 405.55 feet to the Northeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 21; thence South $00^{\circ}01'33''$ East 483.09 feet along the East line of said Northwest Quarter of the Southwest Quarter; thence North $71^{\circ}23'57''$ West 342.44 feet; thence South $18^{\circ}51'40''$ West 190.10 feet; thence North $75^{\circ}28'47''$ West 893.63 feet; thence North $06^{\circ}17'34''$ East 80.25 feet; thence North $74^{\circ}57'17''$ West 32.63 feet; thence North $64^{\circ}10'48''$ West 48.96 feet to a point on the West line of said Northwest Quarter of the Southwest Quarter; thence North $00^{\circ}08'46''$ West 206.83 feet to the Point of Beginning containing 30.424 acres including 1.919 acres of County Road Right-of-Way.