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MICKIE UTSLER
RECORDER
MADISON 938-2269 IOWA

Preparer Information: Dean R. [Name], [Address], [City], [State], [Zip] Box 370, Earlham, Iowa 50072
Individual's Name: [Name], [Address], [City], [State], [Zip] Box 370, Earlham, Iowa 50072
Street Address: [Address] City: [City] Phone: [Phone]

Address Tax Statement: Nickolas L. Boyle, Jr., 1319 Pitzer Rd., **SPACE ABOVE THIS LINE FOR RECORDER**
Earlham, Iowa 50072



WARRANTY DEED - JOINT TENANCY

For the consideration of ---Three Thousand
Dollar(s) and other valuable consideration,
NICKOLAS L. BOYLE and BEVERLY A. BOYLE, husband and wife,

do hereby Convey to
NICKOLAS L. BOYLE, JR. and TANYA JO CARROLL,

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

Parcel "C" in the Southeast Quarter of the Northeast Quarter of Section 21, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the East Quarter Corner of Section 21, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence North 00°00'00" East 458.00 feet along the East line of the Northeast Quarter of said Section 21 which is the center line of a County Road; thence North 90°00'00" West 288.00 feet; thence South 00°00'00" East 452.24 feet to a point on the South line of the Northeast Quarter of said Section 21; thence South 88°51'15" East 288.06 feet to the Point of Beginning containing 3.009 acres including 0.578 acres of County Road Right-of-Way.

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.

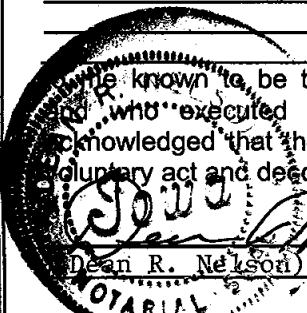
STATE OF IOWA, Dated: July 26, 2000
ss:

MADISON COUNTY,
On this 26 day of July,
2000, before me, the undersigned, a Notary Public in and for said State, personally appeared

Nickolas L. Boyle and Beverly A. Boyle
Nickolas L. Boyle (Grantor)
Beverly A. Boyle (Grantor)

_____ (Grantor)
_____ (Grantor)

are 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.



Dean R. Nelson
Notary Public (Grantor)

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