

When recorded return to Grantee at:  
1507 Hwy. 169  
Winterset, IA 50273

REC \$ 10.00 COMPUTER   
AUD \$ 10.00 RECORDED   
R.M.F. \$ 1.00 COMPARED \_\_\_\_\_

REAL ESTATE TRANSFER  
TAX PAID 40  
STAMP #  
\$ 504.00  
Michelle Utzler  
RECORDER  
9-28-00 Madison  
DATE Boines, COUNTY 23-7100

FILED NO. 006152  
BOOK 143 PAGE 142  
(PAGE 142)  
2000 SEP 28 PM 2:02  
2:02pm  
MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information James V. Sarcone, 2000 Financial Center,  
Individual's Name Street Address

Address tax statement: Grantee, 1507 Hwy. 169, Winterset, IA 50273

SPACE ABOVE THIS LINE  
FOR RECORDER



\$315,500.00

### WARRANTY DEED

For the consideration of One (\$1.00)  
Dollar(s) and other valuable consideration  
Douglas Woods a/k/a Douglas W. Woods and Barbara Woods, husband and wife,

do hereby Convey to  
Troy A. Christensen and Kristin M. Christensen, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:

See Exhibit A attached.

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,  
Polk COUNTY, ss:

Dated: 8-3-00

On this 3 day of Aug,  
19 99, before me, the undersigned, a Notary Public in and for said State, personally appeared Douglas Woods a/k/a Douglas W. Woods and Barbara Woods, husband and wife

Douglas W. Woods (Grantor)

Barbara Woods (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)

[Signature]  
Notary Public

[Signature] (Grantor)

(This form is the property of the Notary Public and should be returned to the Notary Public upon completion.)  
KATHELYN M. HESTON  
IOWA COMMISSION EXPIRES  
9-99

[Signature]  
Angela C. Erlacher  
Commission # CC 796932  
Expires JAN. 26, 2003  
BONDED THRU  
WARRANTY DEED RECORDING CO., INC.

**EXHIBIT A  
LEGAL DESCRIPTION**

All that part of the Southwest Fractional Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Thirty (30) and of the West 49.33 acres of the West Fractional Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Thirty-one (31), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, which lies North and West of Federal Highway #169 as now located across said land, **except** Parcel B located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the Northwest corner of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Thirty (30); thence on an assumed bearing of North  $90^{\circ}00'00''$  East along the north line of said Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) a distance of 385.67 feet to the centerline of U.S. Highway 169; thence South  $14^{\circ}09'54''$  East along said centerline 535.54 feet; thence North  $90^{\circ}00'00''$  West 520.30 feet to the west line of said Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ); thence North  $00^{\circ}23'38''$  East along said west line 519.27 feet to the Northwest corner of said Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) and the point of beginning, said excepted tract containing 5.40 acres and subject to a U.S. Highway 169 Easement over the northerly and easterly 1.72 acres thereof,

