



REC \$ 10<sup>00</sup>  
AUD \$ 5<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

COMPUTER ☒  
RECORDED ☒  
COMPARED ☐

FILED NO. **007497**  
BOOK **143** PAGE **340**  
2000 DEC 12 PM 3:45  
MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Return to: Coldwell Banker Mid-America Group Realtors ATTN: Closing Dept. 515-224-8798  
Preparer 4800 Westown Parkway Suite 110 West Des Moines, IA 50266  
Address Tax Statement: Bret J. Giesler RR VINTAGE LANE Saint Charles, IA 50240

001616 \$ 51,800<sup>00</sup>% WARRANTY DEED

For the consideration of One Dollar (\$1.00) Dollar(s) and other valuable consideration, John A. Walker and Sharon K. Walker, husband and wife, does hereby convey to Bret J. Giesler, a single person, the following described real estate in Madison County, Iowa:

See Exhibit A, subject to and together with any and all easements, covenants and restrictions of record

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 ss:

Dated: X 12-12-00

Madison COUNTY,

On this 12th day of December,

X John A. Walker  
John A. Walker

2000 before me, the undersigned, a Notary Public in and for said State, personally appeared John A. Walker and Sharon K. Walker, husband and wife, 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.

Sharon K Walker  
Sharon K Walker

Sally R. Winters  
Notary Public

My Commission expires: 4/4/03



## EXHIBIT A

The Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Ten (10) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.m., Madison County, Iowa, EXCEPT Parcel "B" located in the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Ten (10) containing 5.000 acres, as shown in Plat of survey filed in Book 3, Page 239 on May 13, 1998, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "A" located in the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Ten (10) containing 5.00 acres, as shown in Plat of Survey filed in Book 3, Page 399 on February 26, 1999, in the Office of the Recorder of Madison County, Iowa.

### Except

#### LEGAL DESCRIPTION PARCEL "C".

A parcel of land in the NE1/4 of the SW1/4 Section 10.  
Township 75 North, Range 26 West, of the 5th P.M..  
Madison County, Iowa, described as follows:

Commencing at the NW Corner of said NE1/4, SW1/4, and the NW Corner of Parcel "B"; thence S00°08'49"W, 330.72 feet on the West line thereof to the SW Corner of said Parcel "B" and the Point of Beginning; thence N86°21'48"E, 660.00 feet on the South line thereof to the Southeast Corner of said Parcel "B"; thence S0°08'49"W, 100.00 feet; thence S86°21'48"W, 660.00 feet to the West line of said NE1/4, SW1/4; thence N0°08'49"E, 100.00 feet on said West line to the Point of Beginning, containing 1.51 acres, subject to easements of record.