

**REAL ESTATE TRANSFER
TAX PAID 15**

STAMP #
\$ 255.20
Michelle Utsler
RECORDER
3-8-01 *Madison*
DATE COUNTY

REC \$ 10⁰⁰
AUD \$ 10⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPARED _____

FILED NO. **000856**
BOOK **2001** PAGE **856**
2001 MAR -8 PM 1:45

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA
Phone

Preparer Information

G. Stephen Walters, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731
Individual's Name Street Address City



Address Tax Statement: Billy Wayne Rhoads
2450 Knoll Ridge Trail, Winterset, IA 50273

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of ONE HUNDRED SIXTY THOUSAND
Dollar(s) and other valuable consideration,
MIRIAM E. HOWELL and E. NELSON HOWELL, Husband and Wife,

do hereby Convey to
BILLY WAYNE RHOADS and LINDA SUE RHOADS, as Tenants in Common,

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

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: January 26, 2001

MADISON COUNTY, ss:

On this 26th day of January,
before me, the undersigned, a Notary Public in and for said State, personally appeared Miriam E. Howell and E. Nelson Howell

Miriam E. Howell
Miriam E. Howell (Grantor)

E. Nelson Howell
E. Nelson Howell (Grantor)

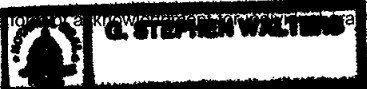
to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

(Grantor)

G. Stephen Walters
Notary Public

(Grantor)

(This notary seal is valid for use by a Notary Public only)



The West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twelve (12), except that part thereof lying and being North and West of the public highway (commonly known as the Afton Road) and containing 10 acres, more or less; also a tract described as follows: Commencing at the Southeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twelve (12) and running thence North 8 chains to the Afton Road, thence in a Southwesterly direction along said Afton Road to a point 7 chains West of the place of beginning, thence East 7 chains to the place of beginning; also a tract described as follows:- Commencing at the Northwest corner of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirteen (13), and running thence South 16.81 chains, thence East 2.40 chains, thence North, $54\frac{3}{4}^{\circ}$ East, 6.90 chains, thence North, 25° West, 1.90 chains to the center of Middle River, thence down said river, 68° East, 8 chains, thence North, 89° East, 5.17 chains to the East line of said 40 acres, thence North 7.90 chains to the North line of Section Thirteen (13), thence West to the place of beginning; all of said land lying and being in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P. M., Madison County, Iowa, and containing 94.6 acres, more or less,

EXHIBIT A