

REAL ESTATE TRANSFER
TAX PAID 5
STAMP #
\$ 196.00
MICHELLE LITSLER
RECORDER
2-4-04 MADISON
DATE COUNTY

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
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527
FILED NO. _____
BOOK 2004 PAGE 527
PAGE 527
2004 FEB -4 AM 10:32
10:32am
NICKI LITSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912
Individual's Name Street Address City



Address Tax Statement: Rick and Holly Young
407 W. Carpenter Street
St. Charles, IA 50240

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One Hundred Twenty-two Thousand Five Hundre Seventy-five and No Cents--(\$122,575.00)
Dollar(s) and other valuable consideration,
Arlis D. Bown, a single person

do hereby Convey to

Rick G. Young and Holly K. Young, Husband and Wife, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, as to an undivided one-half interest; and, Brian I. Young and Chasity A. Young, Husband and Wife, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, as to an undivided one-half interest

the following described real estate in Madison County, Iowa:

The Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) and the West three-fourths (W3/4) of the North one-fourth (N¼) of the Southwest Quarter (SW¼), and a tract commencing at the half-mile corner on the West side of Section Thirty-six (36) and running thence East to the center of said Section, thence North 41 rods and 9 links, thence West 39 rods and 15 links, thence South 1 rod and 9 links, thence West to the West line of said Section, thence South to the place of beginning, all in Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT: Beginning at the Southeast Corner of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence South 84°35' West 767.0 feet, thence North 15°15' East 1001.0 feet; thence South 04°00' East 232.0 feet; thence along a curve Northeasterly 215.98 feet; thence South 84°18' East 175.0 feet; thence along a curve concave Northerly 117.17 feet; thence North 65°00' East 80.8 feet; thence South 591.0 feet to the point of beginning, subject to road easement and containing 9.6 acres, more or less, AND EXCEPT Parcel "B" located in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) and the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 20.483 acres, as shown in Plat of Survey filed in Book 2002, Page 1893 in the Office of the Recorder of Madison County, Iowa.

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 30, 2004

MADISON COUNTY,

ss:

On this 30th day of January,
2004, before me, the undersigned, a Notary Public in and for said State, personally appeared
Arlis D. Bown

Arlis D. Bown
Arlis D. Bown (Grantor)

(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.

Elisha R. Busch

(Grantor)

Notary Public

(Grantor)

