

ENTERED FOR TAXATION
THIS 20 DAY OF May 2004
Carol Kiernan
Debbie Corkean
DEPUTY RECORDER

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED

Preparer Information Lewis H. Jordan, P.O. Box 230, Winterset, IA 50273, (515) 462-3731
Individual's Name Street Address City Phone

Address Tax Statement: Joel M.. Adams, 1996 Hogback Bridge Road, Winterset, IA 50273

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

For the consideration of NINETY THOUSAND and no/100-----(\$90,000.00)---
Dollar(s) and other valuable consideration,
William E. Adams and Cheryl L. Adams, Husband and Wife

do hereby Convey to
Joel M. Adams

the following described real estate in Madison County, Iowa:

Parcel "B" That part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-eight (28) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Commencing at the southwest corner of said Southeast Quarter (SE 1/4); thence on an assumed bearing of North 00°36'01" East along the west line of said Southeast Quarter (SE 1/4) 141.40 feet to the point of beginning; thence continuing North 00°36'01" East along said west line 450.00 feet to the center of Cedar Creek and the south line of Parcel A, recorded in Book 2003, Page 7265, Madison County Recorder's Office; thence South 88°08'14" East along said south line 185.17 feet; thence North 76°57'32" East along said south line 191.05 feet; thence South 81°40'41" East along said south line 60.78 feet; thence South 00°00'00" East 58.29 feet; thence South 13°20'43" West 118.84 feet; thence South 58°55'22" West 262.96 feet; thence South 00°45'03" West 168.62 feet; thence South 90°00'00" West 181.19 feet to the west line of the Southeast Quarter (SE 1/4) of said Section Twenty-three (23) and the point of beginning. Said tract contains 3.12 acres and is subject to a Madison County Highway Easement over the westerly 0.34 acres thereof,

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:
MADISON COUNTY,
On this 14 day of May, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared William E. Adams and Cheryl L. Adams

Dated: May 14, 2004
William E. Adams
William E. Adams (Grantor)

Cheryl L. Adams
Cheryl L. Adams (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.

Carol Kiernan
Carol Kiernan
Notary Public

(Grantor)

(Grantor)

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

