

3

ENTERED FOR TAXATION
THIS 21 DAY OF July 2004
Jan Wells
Bebby Cookman

Document 2004 3382

Book 2004 Page 3382 Type 03 01 Pages 2
Date 7/21/2004 Time 1:13 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$223.20
Rev Stamp# 228 DOV# 338

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

✓ Prepared by and return to:
Thomas J. Houser, Davis Brown Law Firm, 666 Walnut St., #2500, Des Moines, IA 50309 ph. 515-288-2500

Address tax statement to:
Kevin & Mariette Nikolai, 1166 Prairie View Dr., Van Meter, IA 50261

COMPUTER
RECORDED
COMPARED

\$ 140,000.00

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, **MICHAEL D. SOBOTKA and ROBIN J. SOBOTKA, husband and wife**, do hereby convey to **KEVIN NIKOLAI and MARIETTE T. NIKOLAI, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in Peck County, Iowa:
Madison



The North Half (1/2) of the Southwest Quarter (1/4) of Section Ten (10), Township Seventy-seven North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa **except** a parcel of land in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section 10, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter Corner of Section 10, T77N, R27W of the 5th P.M., Madison County, Iowa; thence along the West Line of the SW 1/4 of said Section 10, South 00°00'00", 367.37 feet; thence South 90°00'00" East 192.00 feet; thence North 00°00'00", 112.41 feet; thence North 69°55'41" East, 78.26 feet; thence South 88°53'29" East, 584.50 feet; thence North 77°43'20" East 361.82 feet; thence North 00°35'17" East, 137.39 feet to the North line of the NW 1/4 of the SW 1/4 of said Section 10; thence along said North line, North 88°48'25" West, 1,205.11 feet to the point of beginning, said excepted parcel of land containing 6.450 acres including 0.337 Acres of County Road Right of Way, **and except** Parcel "A" located in the North Half (1/2) of the Southwest Quarter (1/4) of Section Ten (10), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of said North Half (1/2) of the Southwest Quarter (1/4) thence South 88°56'57" East along the South line of said North Half (1/2) of the Southwest Quarter (1/4), 1036.97 feet to the point of beginning; thence North 0°00'00" East, 660.00 feet; thence South 88°56'57" East, 660.00 feet; thence South 0°00'00" West, 660.00 feet to a point on the south line of said North Half (1/2) of the Southwest Quarter (1/4); thence North 88°56'57" West along said south line, 660 feet to the point of beginning and containing 10.00 acres (435,530 Sq. Ft) more or less, subject to any and all easements of record, **and except** Parcel "B", located in the North Half (1/2) of the Southwest Quarter (1/4) of Section Ten (10), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the West Quarter Corner of Section 10, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 0°00'00" West along the West line of the Southwest Quarter (1/4) of said Section 10, 367.37 feet to the Point of Beginning; thence South 0°00'00" West along the West line of the Southwest Quarter (1/4) of said Section 10, 440.76 feet; thence South 87°03'34" East along an existing fenceline, 582.08 feet; thence North 18°48'59" East along an existing fenceline,

140.73 feet; thence North 62°43'47" East along an existing fenceline, 194.78 feet; thence North 65°59'07" East along an existing fenceline, 266.34 feet; thence North 83°10'38" East along an existing fenceline, 135.83 feet; thence South 85°14'18" East along an existing fenceline, 38.23 feet, thence North 86°27'21" East along an existing fenceline, 1252.60 feet; thence South 86°09'28" East along an existing fenceline, 229.65 feet to a point on the East line of the Southwest Quarter (1/4) of said Section 10; thence North 0°35'35" West along the East line of the Southwest Quarter (1/4) of said Section 10, 375.23 feet to the Center of said Section 10; thence North 88°48'25" West along the North line of the Southwest Quarter (1/4) of said Section 10, 1486.69 feet; thence South 0°35'17" West along an existing fenceline 137.39 feet; thence South 77°43'20" West along an existing fenceline, 361.82 feet; thence North 88°53'29" West along an existing fenceline 584.50 feet; thence South 69°55'41" West along an existing fenceline, 78.26 feet; thence South 0°00'00" West along an existing fenceline, 112.41 feet; thence South 90°00'00" West along an existing fenceline, 192.00 feet to the Point of Beginning. Said parcel contains 26.606 acres, including 0.407 acres of County Road right-of-way.

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.

Dated: _____

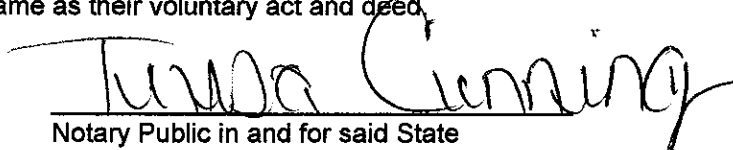
7-9-04


Michael D. Sobotka, Grantor


Robin J. Sobotka, Grantor

State of Iowa, County of Polk, ss:

On this 9th day of July, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared **MICHAEL D. SOBOTKA AND ROBIN J. SOBOTKA, 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.


Notary Public in and for said State

1071271v1

