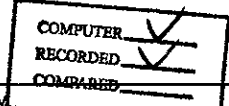


Book 2004 Page 2883 Type 03 01 Pages 2
Date 6/22/2004 Time 9:19 AM
Rec Amt \$16.00 Aud Amt \$5.00
Rev Transfer Tax \$95.20
Rev Stamp# 159 DOV# 267

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 22 DAY OF JUNE 2004

Debby Gorkman
DEPUTY RECORDER
60,000



SPACE ABOVE THIS LINE
FOR RECORDER

Preparer Information Stephen A. Hall, 115 S. Howard, Indianola, (515) 961-2509
Individual's Name Street Address

City Phone

Address Tax Statement : 2348 Willow Bend
St. Charles, IA 50240



WARRANTY DEED - JOINT TENANCY

For the consideration of One
Dollar(s) and other valuable consideration,
Roberta J. Miles, single

do hereby Convey to
Gary A. Vetter and Dawn R. Vetter

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Warren County, Iowa:

See attached Exhibit "A"

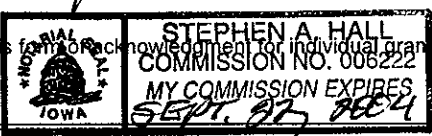
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: JUNE 21 2004

WARREN COUNTY, ss:
On this 21st day of JUNE 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Roberta J. Miles, single (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)
Stephen A. Hall
STEPHEN A. HALL Notary Public (Grantor)



PARCEL "B" - A part of the South 30 acres of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at the South $\frac{1}{4}$ corner of said Section Eleven (11); thence North 84°46'04" East a distance of 19.61 ft. to a point on the present county road centerline said point being the point of beginning; thence with a curve turning to the right with an arc length of 212.54 ft., with a radius of 477.47 ft., with a chord bearing of North 23°35'21" East, with a chord length of 210.79 ft., thence North 36°20'29" East a distance of 151.78 ft.; thence with a curve turning to the left with an arc length of 117.93 ft., with a radius of 1432.40 ft., with a chord bearing of North 33°58'58" East, with a chord length of 117.90 ft. to the Point of Beginning; thence with a curve turning to the left with an arc length of 112.05 ft., with a radius of 1432.40 ft., with a chord bearing of North 29°23'00" East, with a chord length of 112.02 ft., thence North 27°08'33" East a distance of 134.67 ft.; thence with a curve turning to the left with an arc length of 221.31 ft., with a radius of 520.87 ft., with a chord bearing of North 14°58'13" East, with a chord length of 219.65 ft., thence North 02°47'54" East a distance of 172.14 ft., thence North 84°12'48" East a distance of 887.88 ft. to an iron pin; thence South 00°44'49" West a distance of 986.04 ft. to an iron pin; thence South 84°46'04" West a distance of 1317.26 ft. to the Point of Beginning, containing 23.34 acres of land including 0.85 acres of county road right of way.

Seller also conveys 30 ft. wide private drive easements for ingress and egress lying over and across a part of said Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) in said Section Eleven (11), and also a part of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Fourteen (14) all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows:

Easement #1 - Beginning at the South $\frac{1}{4}$ corner of said Section Eleven (11); thence South 00°31'16" East, along the West line of said Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Fourteen (14), a distance of 68.17 ft. to the Point of Beginning; thence North 53°43'40" East, a distance of 118.01 ft.; thence North 65°20'30" East, a distance of 153.12 ft.; thence North 72°06'09" East, a distance of 163.12 ft. to a Point of Termination

Easement #2 - Beginning at the South $\frac{1}{4}$ corner of said Section Eleven (11); thence South 00°31'16" East, along the West line of said Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Fourteen (14), a distance of 562.58 ft. to the Point of Beginning; thence South 78°15'51" East, a distance of 14.19 ft.; thence North 37°14'40" East, a distance of 145.55 ft.; thence North 31°57'41" East, a distance of 235.20 ft.; thence North 21°46'48" East, a distance of 319.46 ft.; thence North 30°05'49" East, a distance of 376.41 ft.; thence North 27°53'43" East, a distance of 84.88 ft. to a Point of Terminus.

Subject to easements of record.

Exhibit "A"