

ENTERED FOR TAXATION  
31 DAY OF Aug 2004  
*Jean Wilch*  
*Deb Corkran*

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER   
RECORDED   
COMPARED

Preparer Information  Jerrold B. Oliver, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement : Dwight G. Bridger and Debra K. Bridger  
2205 204th Court, Winterset, IA 50273

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of One  
Dollar(s) and other valuable consideration,  
Dwight G. Bridges and Debra K. Bridges, true and correct name Dwight G. Bridger and Debra K. Bridger

do hereby Convey to  
Dwight G. Bridger and Debra K. Bridger

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

See Exhibit "A" attached

The consideration for this deed is less than \$500.00. Therefore,  
no Declaration of Value or Ground Water Statement is required.

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,

Dated: Aug. 28, 2004

On this 28 day of Aug,  
2004, before me, the undersigned, a Notary Public in and for said State, personally appeared  
Dwight G. Bridger and Debra K. Bridger

Dwight G. Bridger (Grantor)

Debra K. Bridger (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)

Jerrold B. Oliver  
Notary Public

(Grantor)

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

Exhibit "A"

LEGAL DESCRIPTION

Parcel "C" located in the Fractional Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Northwest corner of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P M, Madison County, Iowa; thence Southerly along the West line of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirty (30) at an assumed bearing of South  $0^{\circ}00'00''$  West, 824.67 feet, thence North  $90^{\circ}00'00''$  East, 573.94 feet; thence North  $30^{\circ}32'10''$  East, 289.34 feet, thence North  $90^{\circ}00'00''$  East, 768.70 feet to a point on the East line of the Fractional Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirty (30), thence North  $0^{\circ}46'21''$  West, along the East line of the Fractional Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirty (30), 561.08 feet to the Northeast corner of the Fractional Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirty (30); thence North  $89^{\circ}26'32''$  West along the North line of the Fractional Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirty (30), 1482.15 feet to the Point of Beginning. Said Parcel "C" containing 23.087 acres, including 1.613 acres of U.S Highway #169 right of way