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Rev Transfer Tax \$191.20 Rev Stamp# 24 DOV# 22

MICHELLE "MICKI" UTSLER, COUNTY RECORDER

MADISON IOWA

COMPLITER. RECORDED.

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

COMPARED PH# (515) 278-062B

Return to:

ESCROW PROFESSIONAL COMPANY, 1401 - 50th Street, Suite 105, West Des Moines, Iowa 50266

Mail tax statements to:

TIM & LINDA POMEROY, 2241 - 152<sup>nd</sup> Street, Winterset, Iowa 50273

File #VKW0430398

\$ 120,000.00

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Penny T. Brown and Kenneth P. Brown, wife and husband, do hereby convey unto Tim Pomeroy and Linda Pomeroy, husband and wife, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following-described real estate:

Long Legal - See Attached

Locally known as 2241 – 152<sup>nd</sup> Street, Winterset, 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

SS:

COUNTY OF Madison

On this  $\sqrt{\lambda}$  day of  $\sqrt{\alpha \alpha \alpha}$ , 2005, before me the undersigned, a Notary Public in and for said State, personally appeared Penny T. Brown and Kenneth P. Brown, wife and husband, 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.

Dated: 12 Jaw 2005

Notary Public in and for the State of Iowa



Parcel "B" in the West Half (W ½) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) and part of the East Half (E ½) of the Northwest Quarter (NW 1/4) in Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the Southeast corner of the Northwest Quarter (NW 1/4) of said Section Thirty-one (31); thence North 89°54'11" West a distance of 426.11 feet to an iron pin; thence North 89°42'31" East a distance of 2632.57 feet to an iron pin; thence South 89°42'31" East a distance of 1077.96 feet to an iron pin; thence South 89°40'36" West a distance of 1315.08 feet to an iron pin; thence North 89°40'36" West a distance of 659.25 feet to an iron pin; thence South 00°07'42" West a distance of 1316.44 feet to the Point of Beginning; containing 45.081 acres of land including 0.320 acres of county road right of way.