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REAL ESTATE TRANSFER	
TAX PAID 50	
STAMP #	
\$ 60.80	
Michelle Utaler	
RECORDER	
3.30.01	Madison
DATE	COUNTY

FILED NO. 001240
 BOOK 2001 PAGE 1240
 2001 MAR 30 AM 9:34

IOWA REALTY CO.
 3501 WESTOWN PARKWAY
 WEST DES MOINES, IA 50266

REC \$ 5⁰⁰
 AUD \$ 5⁰⁰
 R.M.F. \$ 1⁰⁰

COMPUTER
 RECORDED
 COMPARED _____

MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

PREPARED BY: W. Thomas MIDLAND ESCROW, 3501 WESTOWN PKWY, WEST DES MOINES, IOWA 50266 515-453-6264

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements to: Dennis Woods, 2681 Highway 92, Winterset, IA 50273

\$ 38,500.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH CONARD AND CAROL CONARD, HUSBAND AND WIFE**, hereby convey unto **DENNIS WOODS, A SINGLE PERSON**, the following described real estate, situated in **MADISON** County, Iowa:

A tract of land described as commencing at the Northeast corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-six (26) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence due south 768.2 feet, thence North 22°06' West 59.4 feet, thence North 32°14' West 203.7 feet, thence North 41°42' West 236.9 feet; thence North 57°22' West 24.3 feet to the point of beginning, thence North 57°22' West 253.9 feet, thence South 1115.6 feet to the South right-of-way line of Iowa Highway #92, thence North 75°07' East along the said South right-of-way line 221.2 feet, thence North 921.9 feet to the point of beginning, containing 5.0006 acres including 0.1923 acres of county road right-of-way and 0.4215 acres of highway right-of-way



SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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 3-28, 2001.

Kenneth Conard
 Kenneth Conard

Carol Conard
 Carol Conard

STATE OF Iowa, Madison COUNTY, SS:

On this 28 day of March, 2001, before me, a Notary Public in and for said State, personally appeared, Kenneth Conard and Carol Conard, Husband and Wife, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

John S. Shaw
 Notary Public in and for Said State

