

IOWA REALTY CO.

3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

REC \$ 15⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER ☒
RECORDED ☒
COMPARED ☐

002309

FILED NO. _____
BOOK 2001 PAGE 2309

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MICKI UTSLER

RECORDER

MADISON COUNTY, IOWA

PREPARED BY: A. HINNERS, MIDLAND ESCROW, 3501 WESTOWN PKWY, WEST DES MOINES, IOWA 50266

SPACE ABOVE THIS LINE FOR RECORDER

Lender to Complete: Address Tax Statements to Timothy Denzer, 1003 Timberbrook Dr., Booneville,
Ia 50038

\$ 275,000.00/kx 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, **Robert G. Smits and Pamela J. Smits, husband and wife**, hereby convey unto **Timothy W. Denzer and Kelly Jo Denzer, husband and wife**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in Madison County, Iowa:

See Exhibit "A" and "B" attached

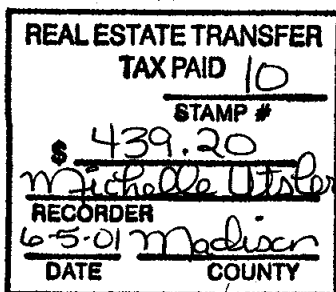
SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

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 5-23, 2001.



Robert G. Smits
Robert G. Smits

Pamela J. Smits
Pamela J. Smits

STATE OF Iowa, Polk COUNTY, SS:

On this 23 day of May, A.D. 2001, before me, a Notary Public in and for the State of Iowa, personally appeared **Robert G. Smits and Pamela J. Smits, 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.

[Signature]
Notary Public in and for Said State

Exp - 12-4-01

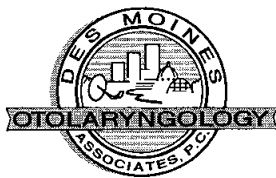


Exhibit A

Robert G. Smits, M.D., F.A.C.S.

Seller to retain driveway
easement at the north driveway
for access to sellers north property.

Easement will cease upon the
sale of the north property by
the current owners Robert & Pamela
Smits

5/23/01

Pamela J Smits
Robert Smits

EXHIBIT "B"

Parcel "B" - described as that part of the Northwest Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section Five (5), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of Section Five (5), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M.; thence North 82°54'25" East along the North line of the Northwest Fractional Quarter (1/4) of said Section Five (5) for 1116.53 feet to the centerline of the existing county road; thence South 1°41'48" West along said centerline for 650.00 feet to the Point of Beginning; thence South 89°44'32" West for 185.00 feet; thence South 34°27'31" West for 280.00 feet; thence South 8°42'35" East for 222.00 feet; thence South 79°18'45" East for 300.00 feet to said centerline of existing county road; thence North 1°41'48" East along said centerline for 507.00 feet to the Point of Beginning. This parcel contains 3.17 acres including 0.38 acres for roadway easement and is subject to easements of record