

REAL ESTATE TRANSFER
TAX PAID 23
STAMP #
\$ 15.20
Micki Utsler
RECORDER
7-19-01 *Madison*
DATE COUNTY

REC \$ 10⁰⁰
AUD \$ 3⁰⁰
R.M.F. \$ 1⁰⁰

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RECORDED
COMPARED _____

FILED NO. **003153**
BOOK 2001 PAGE 3153
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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement : David and Patricia Kuhns
2303 West Summit, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of TEN THOUSAND
Dollar(s) and other valuable consideration,
MARGARET KAY SMITH and FLOYD W. SMITH, Wife and Husband,

do hereby Convey to
DAVID W. KUHNS and PATRICIA E. KUHNS,

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 HERETO.

Grantees shall erect and maintain a lawful fence on the South and East boundary line of the above
described real estate. This provision shall be binding upon the parties, their heirs,
successors, and assigns.

Grantors hereby reserve an easement over and across a portion of the above described real
estate for the purpose of repair and maintenance of a terrace located on Grantors'
adjacent real estate, which easement is described as follows:

Commencing at the Southeast corner of the above described real estate and
running thence West 28 feet, thence Northeasterly to a point 28 feet North of
the Southeast corner of said tract, thence South 28 feet to the point of
beginning

The fence to be erected and maintained by Grantees shall be erected so that the
easement area is not included within the enclosure to be fenced by Grantees.

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,
MADISON COUNTY,

Dated: July 19, 2001

On this 19 day of July,
2001, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Margaret Kay Smith and Floyd W. Smith

Margaret Kay Smith
Margaret Kay Smith (Grantor)

Floyd W. Smith
Floyd W. Smith (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)

(Grantor)

Jerrold B. Oliver
Notary Public

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

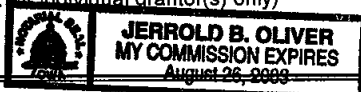


EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel "A", located in the Northwest Quarter of the Southeast Quarter of Section 13, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Center of Section 13, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence South $87^{\circ}31'47''$ East, 467.14 feet along an existing fenceline; thence South $0^{\circ}37'47''$ West, 466.70 feet; thence North $87^{\circ}31'47''$ West, 467.14 feet to a point on the West line of the Southeast Quarter of said Section 13; thence North $0^{\circ}37'48''$ East, 466.70 feet along the West line of the Southeast Quarter of said Section 13 to the Point of Beginning. Said Parcel contains 5.002 acres including 0.354 acres of County Road right-of-way.