

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

REAL ESTATE TRANSFER	
TAX PAID 47	
STAMP #	
\$ 424.80	
Michelle Utsler	
RECORDER	
72701	Madison
DATE	COUNTY

FILED NO. 003288
 BOOK 2001 PAGE 3288
 2001 JUL 27 AM 10:42
 MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

COMPUTER
 RECORDED
 UNPAID

REC \$ 10^e
 AUD \$ 5⁰⁰
 R.M.F. \$ 1⁰⁰

PREPARED BY: D. Cornelison, Esq., Iowa Realty Co., Inc., 3501 Westown Parkway, West Des Moines, IA 50266 453-6211 (DV)

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements to: Myron L. and Sharon L. Timmer, 2180 N. River School Rd., Winterset, IA 50273

\$ 245,750.00

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 Lonny A. Silber and Sherrie J. Silber, husband and wife hereby convey unto Myron L. Timmer and Sharon L. Timmer, 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" 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.

Signed this 24th day of July, 2001.

Lonny A. Silber
 Lonny A. Silber

Sherrie J. Silber
 Sherrie J. Silber

STATE OF Iowa)
)SS.
 COUNTY OF Madison)

On this 24th day of July, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared Lonny A. Silber and Sherrie J. Silber, husband and wife, known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Lois Waddell
 Notary Public in and for Said State

EXHIBIT "A"

The following described real estate in Madison County, Iowa, to wit: Commencing 859 feet South, 89°18' East, of the Northwest corner of the East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twelve (12) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence South, 0°40' West, 825.50 feet, thence South 69°57' East, 517.50 feet, thence North, 82°06' East, 663.0 feet, thence North, 62°48' East, 359.50 feet, thence North, 88°47' East, 376 feet to the center line of the present highway, thence North, 20°13' East, along the center line of said highway approximately 748 feet to a point on the North line of the South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twelve (12), thence along said line in a Westerly direction 2105 feet to the point of beginning, and containing 38.51 acres, more or less.

