

REAL ESTATE TRANSFER
TAX PAID 7
 STAMP #
 \$ 90.40
Michelle Utler
 RECORDER
10-1-01 Madison
 DATE COUNTY

REC \$ 5⁰⁰
 AUD \$ 10⁰⁰
 R.M.F. \$ 1⁰⁰

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 BOOK 2001 PAGE 4424
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 NICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Preparer Information: Gordon K. Darling, Jr., 53 Jefferson Street, Winterset, IA 50273-0088, (515) 462-2442 City Phone



Address Tax Statement: Sandra M. Wagner
2809 East Aurora, Des Moines, IA 50317

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Fifty Six Thousand Seven Hundred Twenty Eight & No/100 (\$56,728)
 Dollar(s) and other valuable consideration,
Don E. Coffman and Eunice M. Coffman, Husband and Wife, and T. Edgar Coffman and Gayla J. Coffman, Husband and Wife,

do hereby Convey to
Sandra M. Wagner

the following described real estate in Madison County, Iowa:

Our undivided two-thirds (2/3) interest in: The Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen (14) and a strip of land 36 1/25 rods wide off the east side of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen, excepting therefrom one (1) acre in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4), and excepting therefrom a tract of land commencing at a point Eight (8) rods East of the Northwest Corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fourteen (14), thence West Eight (8) rods, thence South Sixteen (16) rods, thence East Four (4) rods, thence North by East to the place of beginning, and excepting therefrom a tract of land commencing at the Northeast Corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fourteen (14), thence West Three (3) rods, thence South Sixteen (16) rods, thence East Three (3) rods, thence North Sixteen (16) rods to the place of beginning, and excepting therefrom all that part of the West 425 feet of the East 36 and 1/25 rods of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fourteen (14) which lies Northwesterly of the public highway as now located across said tract and containing ten (10) acres, more or less, and also excepting therefrom Parcel "B" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fourteen (14) as shown in Plat of Survey filed in Book 3, Page 261 on June 8, 1998 in the Office of the Recorder of Madison County, Iowa; And a tract of land commencing at a point 43 24/25 rods east of the northwest corner of the Northeast Quarter (1/4) of Section Twenty-three (23), running thence east 36 1/25 rods, thence South 62 rods, thence west 36 1/25 rods, thence north to the place of beginning; and the East Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-three (23); And One (1) acre in the Northeast corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen (14), in Township Seventy-five (75) North, of Range Twenty-nine (29) West of the 5th P.M. (less so much thereof as is occupied by highways) the same being Sixteen (16) Rods in length from East to West and Ten (10) Rods in width from North to South; All in Township Seventy-five (75) North, Range Twenty-nine (29) west of the 5th P.M., Madison County, 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,
 MADISON COUNTY,
 On this 10th day of October,
 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Don E. Coffman and Eunice M. Coffman, Husband and Wife, and T. Edgar Coffman and Gayla J. Coffman, Husband and Wife 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: Oct. 10 2000
Don E. Coffman (Grantor)
Eunice M. Coffman (Grantor)
T. Edgar Coffman (Grantor)
Gayla J. Coffman (Grantor)

Gordon K. Darling, Jr.
 Notary Public
 (This form of acknowledgment for individual grantor(s) only)
 GORDON K. DARLING, JR.