

REAL ESTATE TRANSFER
TAX PAID 16
STAMP #
\$ 95.20
Michelle Utsler
RECORDER
1-15-02 Madison
DATE COUNTY

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

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FILED NO. 000214
BOOK 2002 PAGE 214
2002 JAN 15 AM 8:06
NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared by Charles Allen 1615 WEST Summit 515-462-2056



address TAX STATEMENT!
HAYES FIDELITY INC
1454 30th ST #107 WEST DES MOINES 50266

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Sixty Thousand Dollars (\$60,000.00)
Dollar(s) and other valuable consideration, Charles Wayne Allen and Jo Ann Allen,
husband and wife,

do hereby Convey to Hayes Appraisal Associates, Inc.

the following described real estate in
Madison County, Iowa:
Parcel "E" in the East Half of the Northeast Quarter of Section 18,
Township 75 North, Range 26 West of the 5th P.M. more particularly
described as:

Beginning at the East Quarter Corner of Section 18, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 85°44'35" West 1315.41 feet along the South line of the Northeast Quarter of said Section 18 to the Southwest Corner of the Southeast Quarter of said Northeast Quarter; thence North 00°34'29" East 1325.71 feet to the Northwest Corner of said Southeast Quarter of the Northeast Quarter; thence North 00°19'35" West 38.76 feet along the West line of the Northeast Quarter of the Northeast Quarter of said Section 18 to the Southerly right-of-way line of Madison County Road G-50; thence along said County Road right-of-way Southeasterly 154.90 feet along a 1658.88 feet radius curve concave Southwesterly having a 154.85 feet long chord bearing South 53°06'42" East; thence South 50°26'12" East 239.67 feet; thence South 23°50'47" East 111.71 feet; thence South 50°26'12" East 299.67 feet; thence South 53°12'36" East 310.02 feet; thence South 50°26'12" East 604.95 feet to the intersection of said County Road right-of-way and the East line of the Northeast Quarter of said Section 18; thence South 00°16'18" West 157.14 feet to the Point of Beginning containing 22.503 acres.

This deed is given in fulfillment of a contract dated July 1, 1999 and recorded July 1, 1999 in Book 141 at page 670 in the office of the Madison County, Iowa, Recorder (filed No. 000005).

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, ss:
MADISON COUNTY,

Dated: 1-11-02

On this 11 day of January, ~~19~~ 2002, before me the undersigned, a Notary Public in and for said State, personally appeared Charles Wayne Allen and Jo Ann Allen, husband and wife,

Charles Wayne Allen (Grantor)

Jo Ann Allen (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.

Michelle Utsler Notary Public
(This form of acknowledgment for individual grantor(s) only)

(Grantor)
(Grantor)