

REAL ESTATE TRANSFER
TAX PAID 6
STAMP #
\$ 271.20
Micki Utsler
RECORDER
2-1-02 Madison
DATE COUNTY

REC \$ 10.00
AUD \$ 5.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED _____

FILED NO. 000534
BOOK 2002 PAGE 534
2002 FEB -1 PM 3:38
3:38 PM
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information: JOHN E. CASPER, 223 EAST COURT AVENUE, WINTERSET, (515) 462-4912
Individual's Name Street Address City Phone



Address Tax Statement Jeff E. Hayes, Sr.
1477 Warren Ave., Cumming, IA 50061

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of one hundred seventy thousand and no/100
Dollar(s) and other valuable consideration,
Michael D. Forsyth and Bonnie C. Forsyth, husband and wife

do hereby Convey to
Jeff E. Hayes, Sr. and Cindy S. Hayes

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

See 1 in Addendum

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, SS:

Dated: January 29, 2002

On this 29th day of January,
2002, before me, the undersigned, a Notary Public in and for said State, personally appeared
Michael D. Forsyth and Bonnie C. Forsyth

Michael D. Forsyth
Michael D. Forsyth (Grantor)

Bonnie C. Forsyth
Bonnie C. Forsyth (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)

John E. Casper
Notary Public

JOHN E. CASPER
Notary Public
MY COMMISSION EXPIRES
5-7-02

Addendum

Addendum 1

The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-three (33), and Twenty (20) acres off the West side of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-three (33) described as follows: Commencing at a point on the North line of said last described 40-acre tract where said line crosses the center of Middle River, and running thence West along said North line to the Northwest Corner of said last described 40-acre tract, thence South, along the West line thereof to the Southwest Corner of said last described 40-acre tract, thence East along the South line to a point therein from which a line running North parallel with the West line of said last described 40-acre tract to the center of Middle River and thence along the center of Middle River to the place of beginning, would include within said line 20 acres, all in Township Seventy-six (76) North, Range Twenty-six (26) North, West of the 5th P.M. Madison County, Iowa

AND

The Northeast Quarter (1/4) of the Northwest Quarter (1/4), and the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, Except Parcel "A", located in Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southwest Corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North $0^{\circ}02'41''$ East, 1338.26 feet to the Northwest Corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty-three (33); thence South $80^{\circ}47'17''$ East, 200.33 feet along an existing fenceline; thence South $57^{\circ}07'17''$ East, 161.34 feet along an existing fenceline; thence South $21^{\circ}10'46''$ West, 104.17 feet along an existing fenceline; thence South $18^{\circ}43'38''$ East, 67.40 feet along an existing fenceline; thence South $9^{\circ}47'03''$ West, 214.29 feet; thence South $81^{\circ}06'33''$ East, 253.80 feet; thence South $16^{\circ}18'33''$ East, 768.82 feet to a point on the South line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty-three (33); thence South $84^{\circ}42'23''$ West, 751.73 feet along the South line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty-three (33) to the Point of Beginning. Said Parcel contains 15.016 acres,