

REAL ESTATE TRANSFER  
TAX PAID 3  
STAMP #  
\$ 60.00  
Michelle Utsler  
RECORDER  
2-02 Madison  
DATE COUNTY

000526  
FILED NO.  
BOOK 2002 PAGE 526  
2002 FEB -1 PM 1:54  
(1:54 PM)  
MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

REC \$ 5<sup>00</sup>  
AUD \$ 5<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

COMPUTER ☒  
RECORDED ☒  
COMPARED ☐

Preparer Information JOHN E. CASPER, 223 EAST COURT AVENUE, WINTERSET, (515) 462-4912

Individual's Name Street Address City Phone



Address Tax Statement Caleb W. McDonald  
603 East Jefferson, Winterset, IA 50273

SPACE ABOVE THIS LINE  
FOR RECORDER

WARRANTY DEED

For the consideration of thirty-eight thousand and no/100  
Dollar(s) and other valuable consideration,  
JAMIE D. CONARD, Single

do hereby Convey to  
CALEB W. McDONALD

the following described real estate in MADISON County, Iowa:

That part of the East Half (½) of the Southwest Quarter (¼) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Southwest corner of the Southeast Quarter (¼) of the Southwest Quarter (¼) of said Section Eleven (11); thence on an assumed bearing of North 01°09'58" East along the West line of the East One Half (½) of the Southwest Quarter (¼) of said Section Eleven (11) a distance of 300.00 feet to the point of beginning; thence South 89°05'57" East 290.40 feet; thence South 01°09'58" West 223.64 feet to the centerline of a Madison County Highway; thence Northeasterly 20.40 feet along said centerline and a tangential curve, concave to the Northwest, and having a radius of 602.52 feet, a central angle of 01°56'24", and a chord 20.40 feet in length bearing North 58°46'30" East, thence North 57°48'19" East along said centerline 327.97 feet to the Southwesterly corner of Parcel "A", recorded in Farm Plat Book 3, Pages 288 and 289, Madison County, Iowa, Recorder's Office; thence North 00°17'09" East along the West line of said Parcel "A" a distance of 834.48 feet to the Northwest corner of said Parcel "A"; thence North 90°00'00" West 400.25 feet; thence South 02°05'54" West 414.50; thence South 84°39'55" West 162.86 feet to the West line of said East One-half (½) of the Southwest Quarter (¼) of said Section Eleven (11); thence South 01°09'58" West along said west line 362.34 feet to the point of beginning. Said tract contains 9.771 acres and is subject to a Madison County Highway Easement over the Southeasterly 0.480 acres thereof.

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,  
On this 18<sup>th</sup> day of January, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Jamie D. Conard

Dated: January 18<sup>th</sup>, 2002  
  
Jamie D. Conard (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.

Notary Public

(Grantor)  
(Grantor)  
(Grantor)  
(Grantor)

(This form of acknowledgment is valid only if signed by a Notary Public within the term of his or her commission.)