

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

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BOOK 2002 PAGE 1863

2002 APR 18 PM 3:28

NICKI UTZLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPARED \_\_\_\_\_

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

PREPARED BY: Mark U. Abendroth, Abendroth & Russell, P.C., 3501 Westown Parkway, West Des Moines, IA 50266 515-453-6264/wt

File 14203005

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements to: Jerold Clyde, 310 S. 5<sup>th</sup> Ave., Winterset, IA 50273

\$ 31,900.00/x

### 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, **Robert L. Eyerly, A Single Person; Donald R. Eyerly aka Don Eyerly and Patricia Eyerly, Husband and Wife; and John C. Eyerly aka John Eyerly and Rita J. Eyerly, Husband and Wife,** hereby convey unto **Jerold Clyde, A Married Person,** the following described real estate, situated in **Madison County, Iowa:**

Parcel "M" in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., City of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., City of Winterset, Madison County, Iowa; thence North 90°00'00" East 792.00 feet along the South line of the Southwest Quarter (1/4) of said Section Thirty-six (36); thence North 00°35'59" West 33.00 feet to a point on the North right-of-way line of Summit Street which is the Point of Beginning; thence continuing North 00°35'59" West 132.00 feet; thence South 90°00'00" East 132.00 feet; thence South 00°35'59" East 132.00 feet to a point on the North right-of-way line of Summit Street; thence North 90°00'00" West 132.00 feet to the Point of Beginning, containing 0.400 acres

### 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.

Dated April 15, 2002.

Donald R. Eyerly  
Donald R. Eyerly

John C. Eyerly  
John C. Eyerly

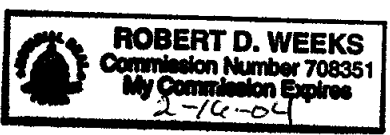
Robert L. Eyerly  
Robert L. Eyerly

Patricia Eyerly  
Patricia Eyerly

Rita J. Eyerly  
Rita J. Eyerly

STATE OF Iowa, Madison COUNTY, SS:

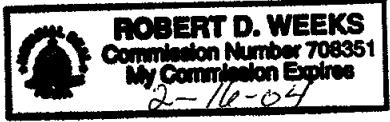
On this 15 day of April, 2002, before me, a Notary Public in and for said State, personally appeared, **Robert L. Eyerly, A Single Person**, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.



[Signature]  
Notary Public in and for Said State

STATE OF Iowa, Madison COUNTY, SS:

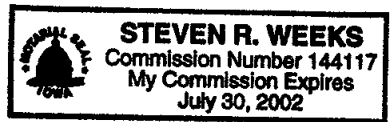
On this 15 day of April, 2002, before me, a Notary Public in and for said State, personally appeared, **Donald R. Eyerly aka Don Eyerly and Patricia Eyerly, Husband and Wife**, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.



[Signature]  
Notary Public in and for Said State

STATE OF Iowa, Madison COUNTY, SS:

On this 15 day of April, 2002, before me, a Notary Public in and for said State, personally appeared, **John C. Eyerly aka John Eyerly and Rita J. Eyerly, Husband and Wife**, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.



[Signature]  
Notary Public in and for Said State