

**REAL ESTATE TRANSFER**  
**TAX PAID 51**  
 STAMP #  
 \$ 199.20  
 Michael Utzler  
 RECORDER  
 4-23-02 Madison  
 DATE COUNTY

REC \$ 10<sup>00</sup>  
 AUD \$ 5<sup>00</sup>  
 R.M.F. \$ 1<sup>00</sup>

CC  
 COMPUTER ✓  
 RECORDED ✓  
 COMPARED

001945  
 FILED NO. \_\_\_\_\_  
 BOOK 2002 PAGE 1945  
 2002 APR 23 PM 3:47

MICKI UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912  
 Individual's Name Street Address City Phone

Address Tax Statement: Joshua J. Anderson  
 3356 - 265th Street, St. Charles, IA 50240

SPACE ABOVE THIS LINE  
 FOR RECORDER



**WARRANTY DEED**

For the consideration of ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100-----  
 Dollar(s) and other valuable consideration,  
VICTORIA L. IVERSON, A/K/A VICKI L. BORTELL, A/K/A VICTORIA LYNN BORTELL and STEWART  
IVERSON, Wife and Husband,

do hereby Convey to  
JOSHUA J. ANDERSON

the following described real estate in MADISON County, Iowa:

SEE ATTACHED LEGAL DESCRIPTION, "EXHIBIT A"

DEED IS IN FULFILLMENT OF REAL ESTATE CONTRACT DATED MARCH 13, 2001 AND FILED FOR  
 RECORD ON MARCH 15, 2001 IN THE MADISON COUNTY RECORDER'S OFFICE IN BOOK 2001 AT PAGE  
 1021.

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 23<sup>rd</sup> day of April,  
2002, before me, the undersigned, a Notary  
 Public in and for said State, personally appeared  
VICTORIA L. IVERSON and STEWART IVERSON

Dated: April 23, 2002

Victoria L. Iverson  
 VICTORIA L. IVERSON (Grantor)

Stewart Iverson  
 STEWART IVERSON (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.

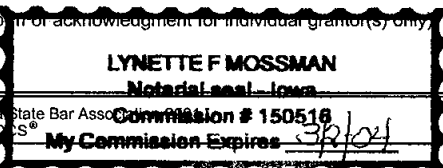
Lynette F. Mossman

Notary Public

(Grantor)

(Grantor)

(This form of acknowledgment for individual grantor(s) only)



## EXHIBIT "A"

A parcel of land in part of the West Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, commencing at the Northeast Corner of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-one (21), thence South  $85^{\circ}53'49''$  (assumed for this description) 282.40 feet to the point of beginning; thence North  $0^{\circ}$  East, 312.23 feet; thence North  $90^{\circ}$  West, 442.25 feet; thence South  $1^{\circ}55'50''$  West, 709.96 feet to the centerline of the public road; thence North  $85^{\circ}43'44''$  East along said centerline 466.55 feet; thence North  $0^{\circ}$  East, 378.84 feet to the point of beginning, containing 7.30 acres, more or less, including 0.57 acres of road right-of-way along the South side thereof, And all that part of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) and the North 5 acres of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-six (26) lying North and East of the center of Jones Creek and South of the center of the public highway known as G-50, Except all that part of the West 410 feet of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-one (21) lying between the center of Jones Creek and the center of County Highway No. G-50 as the same now proceeds through said Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ), all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, AND the West 38 Acres of the Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) and all that part of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) lying North of the center of the public highway known as G-50, in Section Twenty-one (21), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, excepting therefrom the West 228 feet of the East 294 feet of the Northwest Quarter ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ); and also beginning at the Northeast Corner of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ), thence South 388.50 feet, thence South  $89^{\circ}20''$  West along the tangent and centerline of the public highway 294 feet, thence North 376 feet to the North line of the said Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ), thence Easterly along the said North line to the point of beginning, all in Section Twenty-one (21), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, and excepting therefrom a parcel of land in part of the West Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ), Section Twenty-one (21), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, commencing at the Northeast Corner of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-one (21), thence South  $85^{\circ}53'49''$  West (assumed for this description) 282.40 feet to the point of beginning, thence North  $0^{\circ}$  East 312.23 feet, thence North  $90^{\circ}$  West, 442.25 feet, thence South  $1^{\circ}55'50''$  West, 709.96 feet to the centerline of the public road, thence North  $85^{\circ}43'44''$  East along said centerline, 466.55 feet, thence North  $0^{\circ}$  East 378.84 feet to the point of beginning, containing 7.30 acres, more or less, including 0.57 acres of road right-of-way easement along the South side thereof,