

REAL ESTATE TRANSFER  
TAX PAID 2  
STAMP #  
\$ 167.20  
Michelle Utsler  
RECORDER  
5-2-02 Madison  
DATE COUNTY

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00  
COMPUTER   
RECORDED   
COMPAKED \_\_\_\_\_

002104  
FILED NO. \_\_\_\_\_  
BOOK 2002 PAGE 2104  
2002 MAY -2 PM 12:25

MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Stephanie L. Brick Drey, 550 - 39th Street, Suite 200, Des Moines, Iowa 50312, (515) 274-1450  
Individual's Name Street Address City Phone



Address Tax Statement : Richard J. Howes  
5451 Ponderosa Drive, West Des Moines, Iowa 50266

SPACE ABOVE THIS LINE  
FOR RECORDER

\$105,000.<sup>00</sup>

**WARRANTY DEED - JOINT TENANCY**

For the consideration of One  
Dollar(s) and other valuable consideration,  
Joseph Goodwin a/k/a Joe Goodwin and Nancy Goodwin, husband and wife

do hereby Convey to  
Richard J. Howes and Lisa R. Howes, husband and wife

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

Parcel "J" a part of Parcel "C" in the Northwest Quarter of Section 16, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:  
Beginning at the Southwest Corner of the Southeast Quarter of the Northwest Quarter of Section 16, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 08°46'48" East 590.20 feet; thence North 09°35'01" West 538.40 feet; thence North 00°01'24" East 923.96 feet; thence South 83°11'22" West 595.88 feet along a line of Parcel "C"; thence South 00°00'00" West 786.67 feet along a line of Parcel "C"; thence South 32°56'46" East 615.64 feet along a line of Parcel "C"; thence South 00°00'00" West 686.42 feet along a line of Parcel "C" to a point on the South line of the Southwest Quarter of the Northwest Quarter of said Section 16; thence North 85°41'52" East 256.76 feet to the Point of Beginning containing 21.277 acres including 0.196 acres of County Road right-of-way.

Subject to the reservation of a 40.00 foot access easement on Parcel "J" described as follows:  
Commencing at the Southwest Corner of the Southeast Quarter of the Northwest Quarter of Section 16, Township 75 North, Range 26 West of the 5th P.M., Madison County; thence North 08°46'48" East 33.88 feet to a point on the North County road right-of-way line which is the Point of Beginning; thence South 85°41'52" West 136.43 feet along the County Road right-of-way; thence North 04°18'08" West 40.00 feet; thence North 85°41'52" East 145.70 feet to the East line of Parcel "J"; thence South 08°46'48" East 40.97 feet to the Point of Beginning.

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 Dated: 4-30-2002  
SS:

POLK COUNTY,  
On this 30<sup>th</sup> day of April,  
2002, before me, the undersigned, a Notary Public in and for said State, personally appeared  
Joseph Goodwin and Nancy Goodwin, husband and wife  
Joseph E. Goodwin (Grantor)

Nancy Goodwin (Grantor)

to me known to be the identical persons named in \_\_\_\_\_ (Grantor)  
and who executed the foregoing instrument and \_\_\_\_\_ (Grantor)  
acknowledged that they executed the same as their \_\_\_\_\_ (Grantor)  
voluntary act and deed.

Stephanie L. Brick Drey  
Notary Public

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