

\$ 82,719

REAL ESTATE TRANSFER	
TAX PAID 55	
STAMP #	
\$ 132.00	
micklutsler	
RECORDER	
6-26-02	Madison
DATE	COUNTY

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

003123  
 FILED NO. \_\_\_\_\_  
 BOOK 2002 PAGE 3123  
 2002 JUN 26 PM 12:47

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

COMPUTER   
 RECORDED   
 COMPASSED \_\_\_\_\_

NICKI UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

Rev. 80, TOM RUDIG, COMMFED 3947 ARNOLD RD WDM 50264

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

File 14205004  
 Address Tax Statements to: Paul Koster, 212 34<sup>th</sup> Ct., West Des Moines, IA 50265  
 SPACE ABOVE THIS LINE FOR RECORDER

**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, **Everett G. Miller, Jr., and Marcia K. Miller, Husband and Wife**, hereby convey unto **Paul Koster and Julia Koster, Husband and Wife, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate, situated in **Madison County, Iowa**:

**Parcel "B" a part of Parcel "A" in the East Half of the Southeast Quarter of Section 10, Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Beginning at the East Quarter Corner of Section 10, Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa; Thence South 00°03'31" West 2166.67 feet along the East line of the Southeast Quarter of said Section 10 to the South line of Parcel "A"; thence South 88°37'49" West 785.55 feet along the South line of Parcel "A"; thence North 00°02'32" East 2185.45 feet to a point on the North line of the Northeast Quarter of the Southeast of said Section 10; thence North 90°00'00" East 785.93 feet to the Point of Beginning containing 39.246 acres including 1.038 acres of County Road right-of-way**

**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.

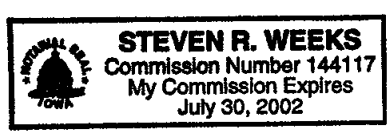
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated 6-21-02, 2002

Everett G. Miller, Jr.  
 Everett G. Miller, Jr.  
Marcia K. Miller  
 Marcia K. Miller

STATE OF Iowa, Madison COUNTY, SS:

On this 21 day of June, 2002, before me, a Notary Public in and for said State, personally appeared, **Everett G. Miller, Jr. and Marcia K. Miller, 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.



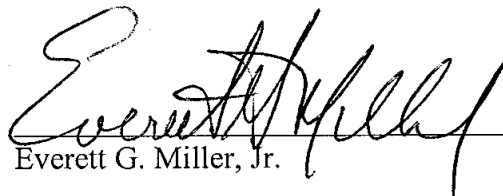

Steven R. Weeks  
 Notary Public in and for Said State

Preparer

Information: Jerrold B. Oliver P.O. Box 230 Winterset (515)462-3731

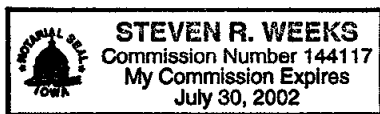
**ADDENDUM TO WARRANTY DEED  
FROM EVERETT G. MILLER, JR. AND  
MARCIA K. MILLER, HUSBAND AND WIFE,  
TO PAUL KOSTER AND JULIA KOSTER**


Grantors, Everett G. Miller, Jr. and Marcia K. Miller, hereby reserve an easement over and across the West 110 feet of the South 60 feet of Parcel "B", a part of Parcel "A", in the East Half of the Southeast Quarter of Section 10, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, for purposes of ingress and egress to and from adjacent land owned by Grantors.

  
Everett G. Miller, Jr.  
  
Marcia K. Miller

STATE OF IOWA :  
 :SS  
MADISON COUNTY :

On this 21 day of June, 2002, before me, the unsigned, a Notary Public in and for said State, personally appeared, Everett G. Miller, Jr. and Marcia K. Miller, to me known to be the identical persons named in and show executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



  
Notary Public in and for said State