

REAL ESTATE TRANSFER
TAX PAID 26
STAMP #
\$ 268.00
Michelle Utsler
RECORDER
6-12-02 Madison
DATE COUNTY

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

COMPUTER
RECORDED
COMPARED

FILED NO. 002855
BOOK 2002 PAGE 2855

2002 JUN 12 PM 3:02

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer

Information Bob Douglas, Davis Law Firm, 666 Walnut Street, Suite 2500, Des Moines, Iowa 50309, (515) 288-2500

Send tax statement and RECORDED DEED to: Terry L. Waddingham, 2052 Quarry Trail, Winterset Iowa 50273

\$ 168,000.00

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Grant Johnson, single person do hereby Convey to Terry L. Waddingham and Carla Waddingham, 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 "C" Located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, and being a part of parcel "A" of Section 26, more particularly described as follows: Beginning at the West Quarter corner of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence along the West line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) North 00°0'0" East 375.86 feet, thence South 89°44'21" East 655.74 feet, thence South 00°7'31" East 1424.35 feet to the South right of way line of Highway #92; thence, along said ROW line, South 73°58'18" West 121.35 feet; thence North 07°07'06" West 218.80 feet; thence South 87°11'05" West 171.42 feet; thence South 67°59'13" West 364.53 feet to the West line of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) thence, along said West line, North 00°20'08" West 1012.93 feet to Point of Beginning. Said Parcel "C" contains 19.904 acres, including 0.901 acres of public road right of way; EXCEPT THE FOLLOWING-DESCRIBED REAL ESTATE TO-WIT: Parcel "D" located in Parcel "C" of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter corner of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-Seven (27) West of the 5th P.M., Madison County, Iowa; thence, along the West line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said section Twenty-six (26), North 00°00'00" East 375.86 feet to the Northwest corner of existing Parcel "C", thence South 89°44'21" East 655.74 feet to the NE corner of said Parcel "C"; thence along the East line of said Parcel "C"; South 00°07'31" East 663.91 feet; thence North 89°44'21" West 655.50 feet to the West line of said Parcel "C", thence, along said West line, North 00°20'08" West 288.06 feet to the Point of Beginning. Said Parcel "D" contains 10.000 acres, including 0.503 acres of county road right of way and locally known as 2052 Quarry Trail, Winterset Iowa 50273. Subject to all zoning, easements and covenants of record, if any.

The Grantor hereby covenants with grantees, and successors in interest, that they hold the real estate by title in fee simple; that they has 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; they release all rights of homestead and dower in the property, if any, and they covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Dated: June 9, 2002

Grant Johnson
Grant Johnson

STATE OF IOWA, POLK COUNTY, ss:

On this 9 day of June, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Grant Johnson to me personally known, and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Ned E. Draheim
Notary Public

