

REAL ESTATE TRANSFER
TAX PAID 52
STAMP #
\$ 31.20
Mickie Utzler
RECORDER
7-23-02 Madison
DATE COUNTY

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

COMPUTER
RECORDED
COMPARED _____

003587
FILED NO. _____
BOOK 2002 PAGE 3587
2002 JUL 23 PM 12:35
(12:35 PM)
MICKIE UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information James E. Van Werden, 1009 Main St., P.O. Box 99, Adel, IA 50003, (515) 993-4545
Individual's Name Street Address City Phone



Address Tax Statement: Lawrence Keller 1238 Bridger Creek Rd, Van Meter SPACE ABOVE THIS LINE FOR RECORDER
1669 50261

WARRANTY DEED

For the consideration of Nineteen thousand nine hundred eighty-five and 00/100 (\$19,985.00)
Dollar(s) and other valuable consideration,
Betty L. Rinard, single

do hereby Convey to
Lawrence W. Keller and Ramona J. Keller, 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:

See Exhibit "A" attached hereto and made a part hereof

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 M. Mex.
Eddy COUNTY, SS:

Dated: 4-15-02

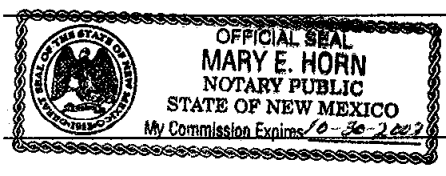
On this 15 day of April,
2002, before me, the undersigned, a Notary Public in and for said State, personally appeared
Betty L. Rinard, single

Betty L. Rinard
Betty L. Rinard (Grantor)

(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.

Mary E. Horn
Notary Public



(Grantor)

(Grantor)

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

LEGAL DESCRIPTION:

Parcel "A", which is located in the Southwest Quarter of the Northeast Quarter of Section 13, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Center of Section 13, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 0°05'14" East, 567.99 feet along the West line of the Northeast Quarter of said Section 13 to the Point of Beginning; thence North 0°05'14" East, 339.55 feet along the West line of the Northeast Quarter of said Section 13; thence South 89°54'55" East, 1302.03 feet; thence South 0°07'20" West, 541.33 feet; thence South 87°58'06" West, 560.83 feet; thence North 34°09'53" West, 167.89 feet; thence South 87°54'46" East, 426.84 feet; thence North 1°54'55" West, 304.42 feet; thence North 89°54'55" West, 649.68 feet; thence South 2°05'05" West, 219.91 feet; thence North 87°54'46" West, 405.60 feet to the Point of Beginning. Said Parcel contains 9.287 acres, including a 0.394 acres of County Road right-of-way.

A permanent easement for ingress and egress, the perimeter of which is described as follows:

Commencing at the Center of Section 13, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 00°05'14" East 567.99 feet to the Point of Beginning; thence South 87°54'46" East 345.60 feet along a line of Parcel "A"; thence North 02°05'05" East 351.84 feet to a point on the North line of Parcel "A"; thence South 89°54'55" East 60.04 feet along said North line; thence South 02°05'05" West 415.00 feet along a projection of a line of Parcel "A"; thence North 87°54'46" West 403.47 feet; thence North 00°05'14" East 61.10 feet to the Point of Beginning.

Reservation of Mineral Rights: There is excepted from this conveyance all oil, gas and other minerals, and the Grantors reserve for themselves all oil, gas and other minerals in, under and that may be produced from the land herein described that have not heretofore been reserved, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas, and other minerals and removing the same therefrom.