

29,000 = 2 INT

REC \$ 10⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

REAL ESTATE TRANSFER
TAX PAID 6
STAMP #
\$ 45.60
Michelle Utsler
RECORDER
12-10-02 Madison
DATE COUNTY

006013 FILED NO. 6013
BOOK 2002 PAGE 6013
(PAGE 6013)
2002 DEC 10 AM 11:45

Preparer Information: James E. McCarthy, 5400 University Ave, West Des Moines IA 50266 Phone # 515-226-6123
Send Tax Statement to: Charles and Mary Johnson, 1657 Green Valley Trail, Earlham IA 50072

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, GENEVA J. BURGER, a widow, does hereby convey to Charles R. Johnson and Merry Ellen Johnson, as Husband and Wife, Geneva J. Burger's entire interest in the following described real estate in Madison County, Iowa:

SEE ATTACHED EXHIBIT A - LEGAL DESCRIPTION OF MADISON COUNTY, IOWA FARM GROUND

This Deed is given in satisfaction of the terms of the Real Estate Contract dated November 15, 1994 and filed in Book 133, Page 589 at Madison County, Iowa recorder's office. office between Grantor and Grantee. This deed conveys the Grantor's undivided half interest in the above described property.

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

The Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that she 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; and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under the Grantor, except as may be above stated. 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, according to the context.

Dated this 10 day of December, 2001.

Geneva J. Burger
Geneva J. Burger, Grantor

STATE OF IOWA, COUNTY OF MADISON ss:

On this 10 day of December, 2001 before me, the undersigned Notary Public in the State of Iowa, personally appeared Geneva J. Burger to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.



James E. McCarthy
Notary Public, State of Iowa

Exhibit A – Legal Description of Madison County, Iowa Farm Ground

Parcel "A" located in the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), in the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and in the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section 6, Township 76 North, Range 28 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the center of Section 6, T76N, R28W of the 5th P.M., Madison County, Iowa; thence, along the North line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 6, North $89^{\circ}10'18''$ East 255.82 feet; thence South $00^{\circ}21'28''$ East 386.09 feet; thence North $88^{\circ}45'12''$ West 530.93 feet; thence North $00^{\circ}25'20''$ East 374.49 feet; thence South $89^{\circ}31'06''$ West 167.83 feet; thence North $00^{\circ}01'35''$ East 410.20 feet; thence North $87^{\circ}59'46''$ East 437.75 feet to the East line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 6; thence, along said East line, South $00^{\circ}00'00''$ West 427.74 feet to the Point of Beginning. Said Parcel "A" contains 8.787 acres, including 0.487 acres of county road right-of-way.