

006040

FILED NO. _____

BOOK 2002 PAGE 6040

2002 DEC 11 PM 3:16

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

COMPUTER
RECORDED
COMPARED

MICKI UTSLER
RECORDER

Preparer
Information

J. Edward Power, 801 Grand Avenue, Suite 3700, Des Moines, IA 50309-2727, (515) 246-5844
Individual's Name Street Address City Phone



Address Tax Statement: Mrs. Carmelita M. Blackman, 4900 West Park Drive, West Des Moines, Iowa 50266

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,
Carmelita M. Blackman aka Carmelita Meade Blackman, a single person

do hereby Convey to

Carmelita M. Blackman, Trustee of the Carmelita M. Blackman Trust, created by Agreement dated March 1, 1994, and successors in Trust.

the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of Section Fifteen (15) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except the East 20 acres thereof and except a tract beginning 330 feet West and 887 feet North of the Southeast corner of said Section and running thence South 84° 35' West, 590.3 feet, thence North 369 feet, thence North 85° 35' East, 590.3 feet, thence South 369 feet to the point of beginning containing 5 acres. Subject to and together with plat of survey for Boundary Line Agreement between Anamay Morgan, as Executor of the Estate of Joseph P. Meade and the undersigned, which plat of survey is dated December 2, 1998. A true copy thereof is attached hereto and marked Exhibit "A."

No Revenue Tax or Declaration of Value Required. Exemption #11

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: 12-06-02

SS:

POLK COUNTY,

On this 6th day of December, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Carmelita M. Blackman, a single person

Carmelita M. Blackman
Carmelita M. Blackman (Grantor)

(Grantor)

to me known to be the identical person named in _____ who executed the foregoing instrument and _____ acknowledged that she executed the same as her _____ Notary act and deed.

(Grantor)

Notary Public

(Grantor)

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

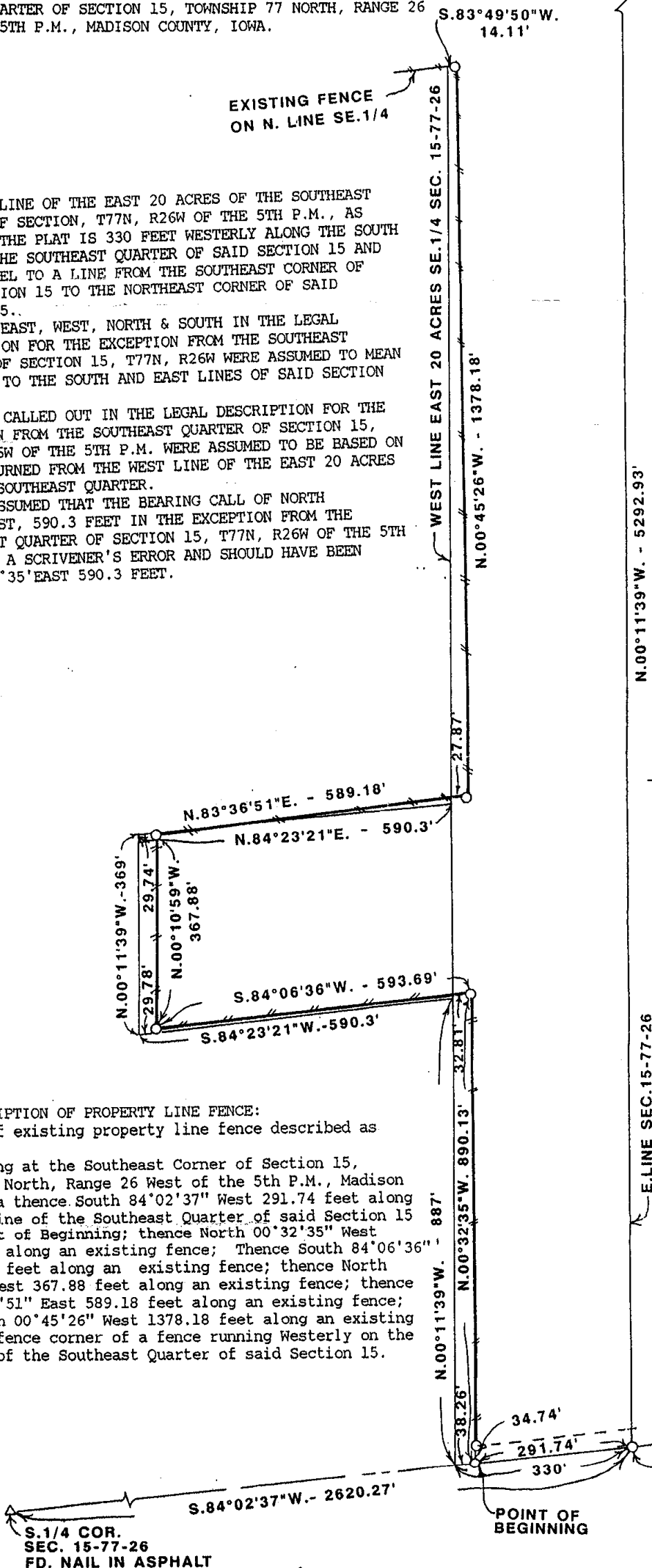
Exhibit "A"

PLAT OF SURVEY FOR BOUNDARY LINE AGREEMENT BETWEEN ANNAMAY MORGAN, AS EXECUTOR OF THE JOSEPH P. MEADE ESTATE; AND CARMELITA MEADE BLACKMAN OF PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

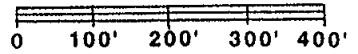
NE.COR.
SEC.15-77-26
FD."X" CUT IN PAVING

SURVEY NOTE:

1. THE WEST LINE OF THE EAST 20 ACRES OF THE SOUTHEAST QUARTER OF SECTION, T77N, R26W OF THE 5TH P.M., AS SHOWN ON THE PLAT IS 330 FEET WESTERLY ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15 AND IS PARALLEL TO A LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 15 TO THE NORTHEAST CORNER OF SAID SECTION 15.
2. CALLS OF EAST, WEST, NORTH & SOUTH IN THE LEGAL DESCRIPTION FOR THE EXCEPTION FROM THE SOUTHEAST QUARTER OF SECTION 15, T77N, R26W WERE ASSUMED TO MEAN PARALLEL TO THE SOUTH AND EAST LINES OF SAID SECTION 15.
3. BEARINGS CALLED OUT IN THE LEGAL DESCRIPTION FOR THE EXCEPTION FROM THE SOUTHEAST QUARTER OF SECTION 15, T77N, R26W OF THE 5TH P.M. WERE ASSUMED TO BE BASED ON ANGLES TURNED FROM THE WEST LINE OF THE EAST 20 ACRES OF SAID SOUTHEAST QUARTER.
4. I ALSO ASSUMED THAT THE BEARING CALL OF NORTH 85°35'EAST, 590.3 FEET IN THE EXCEPTION FROM THE SOUTHEAST QUARTER OF SECTION 15, T77N, R26W OF THE 5TH P.M., IS A SCRIVENER'S ERROR AND SHOULD HAVE BEEN NORTH 84°35'EAST 590.3 FEET.



N.00°11'39"W. - 5292.93'

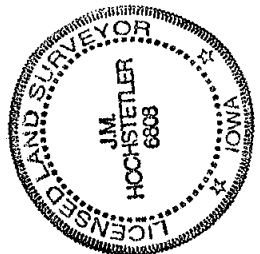


SCALE: 1" = 200'
DATE OF SURVEY = 12/2/98

- C.I.R.# 6808 SET
- +— EXISTING FENCE
- △ FOUND NAIL IN ASPHALT
- "X" FOUND "X" CUT IN PAVING

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

J.M. Hochstetler
J.M. HOCHSTETLER
License number 6808
Date 12/8/98
My license renewal date is December 31, 1999.
Pages or sheets covered by this seal: 1



LEGAL DESCRIPTION OF PROPERTY LINE FENCE:

Survey of existing property line fence described as follows:

Commencing at the Southeast Corner of Section 15, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa thence South 84°02'37" West 291.74 feet along the South line of the Southeast Quarter of said Section 15 to the Point of Beginning; thence North 00°32'35" West 890.13 feet along an existing fence; Thence South 84°06'36" West 593.69 feet along an existing fence; thence North 00°10'59" West 367.88 feet along an existing fence; thence North 83°36'51" East 589.18 feet along an existing fence; thence North 00°45'26" West 1378.18 feet along an existing fence to a fence corner of a fence running Westerly on the North line of the Southeast Quarter of said Section 15.

SE. COR.
SEC. 15-77-26
SET C.I.R. #6808