

FILED NO. **001570**
BOOK **2003** PAGE **1570**
(PAGE 1570)
2003 MAR 20 PM 1:40
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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ **10⁰⁰**
AUD \$ **5⁰⁰**
R.M.F. \$ **1⁰⁰**

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

Preparer Information David I. Hansen, 4600 Westown Parkway, Suite 110, West Des Moines, Iowa 50266, (515) 309-0941
Individual's Name Street Address City Phone



Address Tax Statement: Letty Jane Rhoads Miller
214 N. Odell
East Paru, IA, 50222

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,
Anthony M. Wenck, a single person

do hereby Convey to
Letty J. Miller and Elmer E. Miller and Jimmy M. Rhoads and Rox Ann Rhoads

the following described real estate in Madison County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by this reference for the legal description.

Less than \$500.00 consideration. No Revenue Stamps required.

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: March 17, 2003

~~FILED~~ Madison COUNTY, SS:

On this 17 day of March, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Anthony M. Wenck, a single person

[Signature]
Anthony M. Wenck (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.

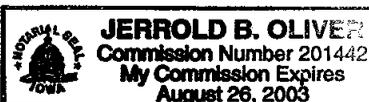
(Grantor)

[Signature]

Notary Public

(Grantor)

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



LEGAL DESCRIPTION:

Parcel "C", located in the Northwest Quarter of the Northeast Quarter of Section 14, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter corner of Section 14, Township 75 North, Range 28 West of the 5th P.M., Madison County Iowa; thence South $0^{\circ}18'01''$ East, 1089.00 feet along the West line of the Northeast Quarter of said Section 14; thence South $85^{\circ}30'01''$ East, 244.20 feet; thence North $29^{\circ}56'59''$ East, 74.92 feet to a point on the East right-of-way line of U. S. Highway No. 169, which is the Point of Beginning; thence North $29^{\circ}56'59''$ East, 240.99 feet to a point on the existing centerline of Middle River; thence North $84^{\circ}40'56''$ West, 71.52 feet along said river centerline; thence North $72^{\circ}58'18''$ West, 36.52 feet along said river centerline to a point on said Highway R.O.W. line; thence South $3^{\circ}35'22''$ West, 226.58 feet along said Highway R.O.W. line to the Point of Beginning. Said Parcel contains 0.273 acres.

LEGAL DESCRIPTION:

Parcel "D", located in the Northwest Quarter of the Northeast Quarter of Section 14, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter corner of Section 14, Township 75 North, Range 28 West of the 5th P.M., Madison County Iowa; thence South $0^{\circ}18'01''$ East, 1089.00 feet along the West line of the Northeast Quarter of said Section 14; thence South $85^{\circ}30'01''$ East, 244.20 feet; thence North $29^{\circ}56'59''$ East, 386.10 feet; thence North $39^{\circ}41'59''$ East, 450.78 feet; thence South $53^{\circ}18'01''$ East, 148.50 feet; thence South $30^{\circ}41'59''$ West, 250.80 feet; thence South $36^{\circ}18'01''$ East, 17.37 feet to a point on the existing centerline of Middle River, which is the Point of Beginning; thence South $36^{\circ}18'01''$ East 258.51 feet; thence North $59^{\circ}11'59''$ East, 156.10 feet to a point on said river centerline; thence North $85^{\circ}17'00''$ West, 65.19 feet along said river centerline; thence North $54^{\circ}34'24''$ West, 73.18 feet along said river centerline; thence North $56^{\circ}05'56''$ West, 114.37 feet along said river centerline; thence North $76^{\circ}00'48''$ West, 69.66 feet along said river centerline to the Point of Beginning. Said Parcel contains 0.438 acres.