

REAL ESTATE TRANSFER
TAX PAID 41
STAMP #
\$ 642.40
Micki Utsler
RECORDER
4-25-03 Madison
DATE COUNTY

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

COMPUTER
RECORDED
COMPARED

FILED NO. 002365
BOOK 2003 PAGE 2365
(PAGE 2365)
2003 APR 25 AM 11:49
(11:49 AM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information P. F. Elgin, 106 East Salem Avenue, P. O. Box 215, Indianola, (515) 961-2574

Individual's Name Street Address City Phone



Address Tax Statement : Keith A. Sawyers and Betty A. Sawyers, 2168 Iowa Avenue, Winterset, IA 50273

SPACE ABOVE THIS LINE FOR RECORDER

\$ 401,958.15

WARRANTY DEED - JOINT TENANCY

For the consideration of one Dollar(s) and other valuable consideration,
Maurice D. Mitchell, Sr. and Phyllis F. Mitchell, husband and wife,

do hereby Convey to
Keith A. Sawyers and Betty A. Sawyers, 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 ATTACHED EXHIBIT "A"

Subject to easements and covenants of record.

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: April 24, 2003

Madison COUNTY, ss:

Maurice D Mitchell Sr.
Maurice D. Mitchell, Sr. (Grantor)

On this day of April, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Maurice D. Mitchell, Sr. and Phyllis F. Mitchell, husband and wife,

Phyllis F Mitchell
Phyllis F. Mitchell (Grantor)

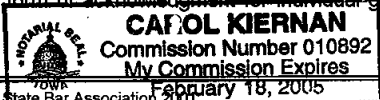
to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

(Grantor)

Carol Kiernan
Carol Kiernan
Notary Public

(Grantor)

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



✓ JOW

EXHIBIT "A"

The Northwest Quarter of Section Thirty-three (33) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT a parcel of land located in the Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Thirty-three (33) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northwest corner of Section Thirty-three (33), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence along the North line of said Section Thirty-three (33), North 90°00'00" East 638.22 feet to the point of beginning, thence continuing along said North line, North 90°00'00" East 620.62 feet; thence South 00°00'00" 350.94 feet; thence South 90°00'00" West 620.62 feet; thence North 00°00'00" 350.94 feet to the point of beginning, said parcel of land contains 5.000 acres, including 0.697 acres of county road right-of-way; AND EXCEPT Parcel "A" located in the Northwest Quarter of the Northwest Quarter of Section 33, Township 76 North, Range 28 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the Northwest corner of Section 33, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence along the North line of said Section 33, North 90°00'00" East 365.22 feet to the point of beginning; thence continuing along said North line, North 90°00'00" East 273.00 feet; thence South 00°00'00" West 478.68 feet; thence South 90°00'00" West 273.00 feet; thence North 00°00'00" East 478.68 feet to the point of beginning. Said Parcel "A" contains 3.000 acres, including 0.313 acres of county road right-of-way, AND EXCEPT Parcel "B" located in the Northwest Quarter of the Northwest Quarter of Section 33, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northwest corner of Section 33, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence North 90°00'00" East 365.22 feet along the North line of the Northwest Quarter of said Section 33; thence South 00°00'00" West 478.68 feet; thence North 90°00'00" West 362.92 feet to the West line of the Northwest Quarter of said Section 33; thence North 00°16'30" West 478.69 feet to the point of beginning containing 4.000 acres including 0.748 acres of county road right-of-way, AND EXCEPT Parcel "C" in the Northwest Quarter of the Northwest Quarter of Section 33, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Commencing at the Northwest corner of Section 33, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 90°00'00" East 638.22 feet along the North line of the Northwest Quarter of said Section 33 to the Northeast corner of existing Parcel "A"; thence South 00°00'00" East 350.94 feet along the East line of existing Parcel "A" to the point of beginning; thence continuing South 00°00'00" East 127.74 feet to the Southeast corner of existing Parcel "A"; thence North 90°00'00" East 620.62 feet; thence North 00°00'00" East 127.74 feet to the Southeast corner of an existing Parcel; thence North 90°00'00" West 620.62 feet along the South line of an existing parcel to the point of beginning containing 1.820 acres