

FILED NO: 5576
BOOK 2003 PAGE 5576
(PAGE 5576)
2003 SEP 18 AM 10:03
10:03am.
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 10⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 5⁰⁰

COMPUTER
RECORDED
COMPARED

Preparer Information

Jerrold B. Oliver, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name

Street Address

City

Phone



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

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of ONE
Dollar(s) and other valuable consideration,
KEITH R. SAWYERS and BETTY A. SAWYERS, Husband and Wife,

do hereby Convey to
KEITH R. SAWYERS and BETTY A. SAWYERS,

the following described real estate in Madison County, Iowa:

SEE EXHIBIT "A" ATTACHED HERETO.

This Deed is between a husband and wife. Therefore, no Declaration of Value or Groundwater Statement is 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: Aug. 12, 2003

MADISON COUNTY,

ss:

On this 12 day of Aug, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Keith R. Sawyers and Betty A. Sawyers

Keith R. Sawyers (Grantor)

Betty A. Sawyers (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.

Jerrold B. Oliver

(Grantor)

(Grantor)

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

Notary Public
JERROLD B. OLIVER
Commission Number 201442
My Commission Expires
August 28, 2006

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