

REC \$ 10⁰⁰
AUD \$ 5⁰⁰
H.M.F. \$ 5⁰⁰

FILED NO. 6124
BOOK 2003 PAGE 6124

2003 OCT 10 PM 2:15
(2:15 PM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

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

Preparer Information Richard J. Murphy, 116 West Jefferson, Osceola, (641) 342-2712



✓ Address Tax Statement : Michael and Suzanne Merrick
907 Walnut, Webster City IA 50595

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of One
Dollar(s) and other valuable consideration,
Jerry L. Beech and Barbara J. Beech, husband and wife,

do hereby Convey to
Michael Richard Merrick and Suzanne Louise Merrick, 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 1 in Addendum

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: Oct 10, 2003

Madison COUNTY, ss:

On this 10th day of October, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Jerry L. Beech and Barbara J. Beech

Jerry L. Beech (Grantor)

Barbara J. Beech (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.

[Signature]
Notary Public

(Grantor)

(Grantor)

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

Addendum

1. Parcel "F" located in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Center of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North $82^{\circ}15'26''$ East, 666.45 feet along the South line of the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of said Section Twelve (12); thence North $0^{\circ}09'59''$ West 128.08 feet to a point on the North right-of-way line of County Road G-68, which is the Point of Beginning; thence Southwesterly 155.17 feet along said R.O.W. line, which is a 12601.05 foot radius curve, concave Southeasterly, with a chord of South $83^{\circ}55'57''$ West, 155.16 feet; thence North $20^{\circ}42'56''$ West, 643.72 feet; thence North $19^{\circ}22'58''$ East, 278.26 feet; thence North $33^{\circ}05'51''$ East, 523.58 to a point in an existing fenceline; thence South $0^{\circ}09'59''$ East, 1286.82 feet along said fenceline to the Point of Beginning. Said Parcel contains 7.123 acres.

Sellers also transfer a 20.00 foot wide ingress/egress and utility easement for Parcel "F", which is located in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, the centerline of which is more particularly described as follows:

Commencing at the Center of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North $82^{\circ}15'26''$ East, 666.45 feet along the South line of the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of said Section Twelve (12); thence North $0^{\circ}09'59''$ West, 128.08 feet to a point on the North right-of-way of County Road G-68, which is the Southeast corner of Parcel "F"; thence Southwesterly 155.17 feet along said road R.O.W. line, which is a 12601.05 foot radius curve, concave Southeasterly, with a chord of South $83^{\circ}55'57''$ West, 155.16 feet; thence North $20^{\circ}42'56''$ West, 56.01 feet along the West line of Parcel "F" to the easement Point of Beginning; thence South $69^{\circ}16'10''$ West, 228.48 feet along the centerline of said easement to a point on the North R.O.W. line of County Road G-68, which is the Point of Termination of this easement.

This Deed given between parent and child without actual consideration and is an exempt transaction under 428A.2(11). No transfer tax required.