

ENTERED FOR TAXATION
THIS 19 DAY OF Aug 2005
Jan Utsler
Debbie Carlson
DEPUTY RECORDER

Document 2005 3980

Book 2005 Page 3980 Type 03 001 Pages 4
Date 8/19/2005 Time 9:19 AM
Rec Amt \$22.00 Aud Amt \$10.00

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

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



WARRANTY DEED

(Joint Tenancy)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Jerry and Christy Thornburg
1968 105th St.
Earlham, IA 50072

Return Document To: (Name and complete address)

Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

A. Neal Day
Marilyn M. Day

Grantees:

Christy Thornburg
Jerry Thornburg

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One hundred seventy-five thousand
Dollar(s) and other valuable consideration,
A. Neal Day and Marilyn M. Day, Husband and Wife

do hereby Convey to
Christy Thornburg and Jerry Thornburg

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

See Exhibit "A" attached

This deed is given to correct the legal description in the Warranty Deed filed in Book 2005, Page 247
of the Recorder's Office of Madison County, Iowa.

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
COUNTY OF MADISON

Dated: Aug 17, 2005

This instrument was acknowledged before me on
August 17 2005
by A. Neal Day and Marilyn M. Day

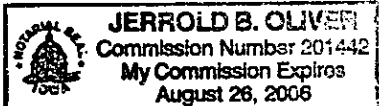
A Neal Day
A. Neal Day (Grantor)

Marilyn M Day
Marilyn M. Day (Grantor)

Jerrold B. Oliver
Notary Public

(Grantor)

(Grantor)



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

DAY - THORNBURG REAL ESTATE DESCRIPTION

The Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-four (34) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) that lies within Parcel "D", said excepted part containing 5.389 acres, as shown in Plat of Survey filed on May 7, 2004, in Book 2004, Page 2088 in the Office of the Recorder of Madison County, Iowa;

AND,

The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-four (34); the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4); and the South Thirty-seven (37) acres of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-seven (27); ALL in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the following tracts:

- 1. The East Seven (7) acres of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-seven (27), being that land lying East of the Railroad right-of-way;**
- 2. A tract of land in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) and in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section Twenty-seven (27), containing 10.182 acres, as shown in Plat of Survey filed on July 16, 1993, in Book 2, Page 405 in the Office of the Recorder of Madison County, Iowa;**
- 3. Parcel "A" located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section Twenty-seven (27), containing 6.317 acres, as shown in Plat of Survey filed on November 2, 1994, in Book 2, Page 511 in the Office of the Recorder of Madison County, Iowa;**
- 4. Parcel "C" located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section Twenty-seven (27), and in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section Thirty-four (34), containing 26.010 acres, as shown in Plat of Survey filed on December 28, 2000, in Book 3, Page 664 in the Office of the Recorder of Madison County, Iowa.**
- 5. Lot One (1) of the Neal Day Subdivision, a Subdivision of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M.**
- 6. See Exhibit "B" for an additional Exception.**

EXHIBIT "B"

LEGAL DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER (SW1/4) SOUTHEAST QUARTER (SE1/4) SECTION TWENTY-SEVEN (27), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-EIGHT (28) WEST, COUNTY AND STATE AFORESAID DESCRIBED AS A STRIP OF LAND ONE HUNDRED FIFTY (150) FEET WIDE, BEING SEVENTY-FIVE (75) FEET ON EACH SIDE OF THE LOCATED MAIN TRACK CENTER LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY'S EARLHAM TO WINTERSET LINE AS NOW STAKED AND LOCATED ON, OVER AND ACROSS SAID ABOVE DESCRIBED LAND, SAID MAIN TRACK CENTER LINE BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT IN THE NORTH LINE OF SAID QUARTER QUARTER TWO THOUSAND THREE HUNDRED TWENTY-TWO AND TWO TENTHS (2,322.2) FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTHERLY IN A STRAIGHT LINE ONE THOUSAND THREE HUNDRED EIGHTEEN AND FOUR TENTHS (1,318.4) FEET TO A POINT IN THE SOUTH LINE OF SAID QUARTER QUARTER THREE HUNDRED (300) FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) SOUTHEAST QUARTER (SE1/4) OF SAID SECTION.

ALSO, TWO ADDITIONAL STRIPS OF LAND EACH BEING TWENTY-FIVE (25) FEET IN WIDTH, ONE STRIP LYING EASTERLY OF AND ADJACENT TO ABOVE DESCRIBED RIGHT-OF-WAY AND ONE STRIP LYING WESTERLY OF AND ADJACENT TO ABOVE DESCRIBED RIGHT-OF-WAY AND EACH STRIP COMMENCING AT A POINT TWO HUNDRED SEVENTY-FIVE AND SEVEN TENTHS (275.7) FEET NORTH OF THE SOUTH LINE OF SAID QUARTER QUARTER AS MEASURED ALONG SAID MAIN TRACK CENTERLINE AND EXTENDING NORTHERLY THREE HUNDRED (300) FEET AS MEASURED ALONG SAID MAIN TRACK CENTER LINE.

ALSO, TWO TRIANGULAR PARCELS OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW1/4) SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-SEVEN (27) MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION WHERE THE EAST AND WEST CENTER LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-SEVEN (27) CROSSES THE CENTER LINE OF THE MAIN TRACK OF SAID RAILROAD COMPANY; THENCE EAST ALONG SAID EAST AND WEST CENTER LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION SEVENTY-FIVE AND SIX HUNDREDTHS (75.06) FEET TO THE POINT OF BEGINNING OF THE LAND TO BE CONVEYED; THENCE CONTINUE EAST ALONG SAID EAST AND WEST CENTER LINE ONE HUNDRED FIFTY (150) FEET; THENCE SOUTHWESTERLY AT AN EXTERIOR ANGLE OF ONE HUNDRED THIRTY-THREE DEGREES FORTY-EIGHT MINUTES ($133^{\circ} 48'$) TO THE SAID EAST AND WEST CENTER LINE TWO HUNDRED EIGHT AND TWO HUNDREDTHS (208.02) FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE NORTHERLY AT AN INTERIOR ANGLE OF FORTY-SIX DEGREES SIX MINUTES ($46^{\circ} 06'$) TO LAST DESCRIBED LINE ONE HUNDRED FIFTY (150) FEET TO THE POINT OF BEGINNING. ALSO, BEGINNING AT THE POINT OF INTERSECTION WHERE THE EAST AND WEST CENTER LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-SEVEN (27) CROSSES THE CENTER LINE OF THE MAIN TRACK OF SAID RAILROAD COMPANY; THENCE WEST ALONG SAID EAST AND WEST CENTER LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION SEVENTY-FIVE AND SIX HUNDREDTHS (75.06) FEET TO THE POINT OF BEGINNING OF THE LAND TO BE CONVEYED; THENCE CONTINUE WEST ALONG SAID EAST AND WEST CENTER LINE ONE HUNDRED SEVENTY-FIVE (175) FEET; THENCE SOUTHEASTERLY AT AN EXTERIOR ANGLE OF ONE HUNDRED THIRTY-SIX DEGREES SIX MINUTES ($136^{\circ} 06'$) TO THE LAST DESCRIBED LINE TWO HUNDRED FIFTY-TWO AND TWO TENTHS (252.2) FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE NORTHERLY AT AN INTERIOR ANGLE OF FORTY-THREE DEGREES FIFTY-FOUR MINUTES ($43^{\circ} 54'$) TO LAST DESCRIBED LINE ONE HUNDRED SEVENTY-FIVE (175) FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL FIVE AND SIXTEEN HUNDREDTHS (5.16) ACRES, MORE OR LESS.

ALL THAT PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-EIGHT (28) WEST, COUNTY AND STATE AFORESAID, DESCRIBED AS A STRIP OF LAND ONE HUNDRED FIFTY (150) FEET WIDE BEING SEVENTY-FIVE (75) FEET ON EACH SIDE OF THE LOCATED MAIN TRACK CENTER LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY'S EARLHAM TO WINTERSET LINE AS NOW LOCATED ON, OVER AND ACROSS SAID ABOVE DESCRIBED LAND, SAID MAIN TRACK CENTER LINE BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT IN THE NORTH LINE OF SAID QUARTER QUARTER THREE HUNDRED (300) FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY IN A STRAIGHT LINE FOUR HUNDRED FIFTY (450) FEET CONTAINING ONE AND FIVE TENTHS (1.5) ACRES, MORE OR LESS.