

ENTERED FOR TAXATION
THIS 14 DAY OF Oct 05
[Signature]
[Signature] AUDITOR
[Signature] DEPUTY AUDITOR

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Book 2005 Page 4989 Type 03 001 Pages 3
Date 10/14/2005 Time 1:57 PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$80.00
Rev Stamp# 480 DOV# 469
MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
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)

Merrijeane Waltz
2276 ~~Millstream Ave.~~ 242nd Ct.
Winterset, IA 50273

Return Document To: (Name and complete address)

Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

Robert A. Leveque
LaDonna J. Leveque

\$50,500.00

Grantees:

Merrijeane Waltz

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Fifty thousand five hundred
Dollar(s) and other valuable consideration,
Robert A. Leveque and LaDonna J. Leveque, Husband and Wife

do hereby Convey to
Merrijean Waltz

the following described real estate in Madison County, Iowa:
See Attached Exhibit "A"

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 Virginia
COUNTY OF City of Smythburg

Dated: 9/20/05

This instrument was acknowledged before
me on September 20, 2005 by
Robert A. Leveque and LaDonna J. Leveque

Robert A. Leveque
Robert A. Leveque (Grantor)

LaDonna J. Leveque
LaDonna J. Leveque (Grantor)

(Grantor)

(Grantor)

Blinda L. Guthrie, Notary Public

My Commission Expires July 31, 2007

EXHIBIT "A"

PARCEL "A"

AN IRREGULAR SHAPED PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWENTY (20) IN TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5th P.M., MADISON COUNTY, IOWA DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE. 1/4) OF SECTION TWENTY (20) IN TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5th P.M., MADISON COUNTY, IOWA; THENCE N89°57'22"W (GPS BEARING) ALONG THE SOUTH LINE OF THE SE. 1/4 OF SAID SECTION 20, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°57'22"W ALONG THE SOUTH LINE OF THE SE. 1/4 OF SAID SECTION 20, A DISTANCE OF 612.22 FEET; THENCE N00°22'56"W ALONG A LINE PARALLEL WITH AND 642.22 FEET WEST OF THE EAST LINE OF THE SE. 1/4 OF SAID SECTION 20, A DISTANCE OF 658.73 FEET TO THE NORTH LINE OF THE SOUTH HALF (S. 1/2) OF THE SE. 1/4 OF THE SE. 1/4 OF SAID SECTION 20; THENCE N88°57'34"E ALONG THE NORTH LINE OF THE S. 1/2 OF THE SE. 1/4 OF THE SE. 1/4 OF SAID SECTION 20, A DISTANCE OF 612.22 FEET TO A POINT THAT IS 30.00 FEET WEST OF THE EAST LINE OF THE SE. 1/4 OF SAID SECTION 20; THENCE S00°22'58"E ALONG A LINE PARALLEL WITH AND 30.00 FEET WEST OF THE EAST LINE OF SE. 1/4 OF SAID SECTION 20, A DISTANCE OF 659.63 FEET TO THE POINT OF BEGINNING.



SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 9.26 ACRES MORE OR LESS INCLUDING 0.48 ACRES FOR ROAD RIGHT-OF-WAY EASEMENT.