

Book 2006 Page 2554 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$149.60
Rev Stamp# 280

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 22ND DAY OF June 2006
[Signature]
AUCTIONER
[Signature]
DEPUTY AUCTIONER

COMPUTER
RECORDED
CD PARL

Preparer Information Gordon K. Darling, Jr., 53 Jefferson Street, Winterset, IA 50273-0088, (515) 462-2442

Individual's Name Street Address City Phone

Address Tax Statement : Doug D. & Connie A. Woodley
1001 East Court Avenue, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of Ninety-Four Thousand and No/100 (\$94,000.00)
Dollar(s) and other valuable consideration,
Catherine Kilpatrick, Single,

do hereby Convey to
Doug D. Woodley and Connie A. Woodley

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

The home and contiguous real estate locally known as 1001 East Court, Winterset, IA 50273. See attached legal
description.

This deed, heretofore executed and deposited in escrow on November 14, 2001, is
intended to be in satisfaction of an unrecorded real estate contract between the
parties for the sale of the real estate described herein, which was also dated and
executed November 14, 2001, the original of which was thereafter misplaced. This
deed is therefore also intended to be in satisfaction of a replacement contract
thereafter executed on June 23, 2003, and recorded June 24, 2003, at Book
2003, Page 3673, Madison County, Iowa Recorder's Office.

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 _____,
MADISON _____ COUNTY,

Dated: November 14, 2001

ss:

On this 14th day of November,
2001, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Catherine Kilpatrick

[Signature: Catherine Kilpatrick]
Catherine Kilpatrick (Grantor)

(Grantor)

(Grantor)

(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: Gordon K. Darling, Jr.]
Notary Public

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

GORDON K. DARLING, JR.
Commission Number 107594
My Commission Expires
SEPT. 22, 2004

LEGAL DESCRIPTION

KILPATRICK - WOODLEY WARRANTY DEED



All that part of Northwest Quarter of the Southeast Quarter of Section 31 in Township 76 North, of Range 27, West of the 5th P.M., lying North of the public highway running East and West through said forty-acre tract and connecting with Court Avenue in Winterset, Iowa, and South of the right of way of the Chicago, Rock Island & Pacific Railway Company (excepting therefrom a tract 30 feet in width off of the West side thereof and a tract 550 feet in width off of the East side thereof) and excepting from the above described tract a tract 175 feet in length from East to West and 100 feet in width from North to South lying in the Northwest corner thereof, and also excepting a tract described as follows: Commencing at a point 10 feet South of the point of intersection of the South line of Jefferson Street in Winterset, Iowa, extended East, with the west line of said Northwest Quarter of the Southeast Quarter, running thence East 8 rods, thence North 10 rods, thence West 8 rods, thence South 10 rods to the place of beginning, subject to easement for railroad right-of-way purposes and for use as a railroad right-of-way in the following described tract, to-wit: beginning at a point 550 feet West of and 198 feet South of the Northeast corner of the West Half of the Southeast Quarter of said Section 31, thence West 150 feet, thence Southeasterly 212.14 feet, more or less, to the West line of the East 550 feet of the West Half of the Southeast Quarter of said Section 31, thence North 150 feet to the place of beginning;

And also excepting the East 233 feet of the entire primary tract above described;

And also excepting the following described tract: Beginning at a point 298.0 feet South of the Northwest corner of the Southeast Quarter of Section 31, Township 76 North, Range 27, West of the 5th P.M., thence East 113.0 feet, thence South 281.25 feet, thence West 113.0 feet, thence North 281.25 feet to the point of beginning, and containing 0.54 acres, more or less, exclusive and excepting therefrom a tract 30.0 feet in width off of the West side thereof for road purposes;

And also excepting the following described tract: Commencing at the northwest corner of the Southeast Quarter of Section 31, Township 76 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa; thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds East along the North line of said Southeast Quarter 232.27 feet; thence South 00 degrees 17 minutes 16 seconds East 198.00 feet to the southerly line of the former right of way of the Chicago, Rock Island and Pacific Railroad and the point of beginning; thence continuing South 00 degrees 17 minutes 16 seconds East 858.38 feet to the centerline of the existing Madison County highway; thence North 89 degrees 44 minutes 17 seconds East along the centerline of the existing Madison County highway 281.58 feet; thence North 00 degrees 09 minutes 49 seconds West 857.08 feet to the southerly line of said former railroad right of way; thence North 90 degrees 00 minutes 00 seconds West 283.44 feet along said former right of way line to the point of beginning and containing 5.56 acres more or less, including 0.36 acres of highway right of way over the southerly 55.00 feet thereof and subject to encumbrances of record.