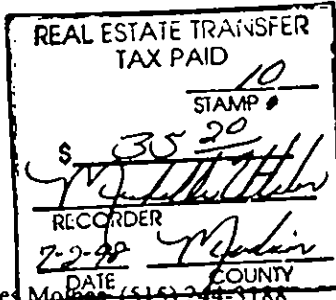


22,500

REC \$ 10.00
AUD \$ 5.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED



FILED NO. 66
BOOK 139 PAGE 289
98 JUL -2 PM 2: 32
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information: William D. Baker, 315 East 5th Street, Suite 5, Des Moines, IA 50319, (515) 244-3166



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One
Dollar(s) and other valuable consideration,
Keith M. Murphy and Dixie J. Murphy, husband and wife, as tenants with full rights of survivorship and not as tenants in common

do hereby Convey to
Troy Wenck and Georgia Wenck, a/k/a Georgina K. Wenck, husband and wife, as joint tenants with full right of survivorship and not as tenants in common

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

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: July 1 1998

MADISON COUNTY,
On this 1st day of July,
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Keith M. Murphy and Dixie J. Murphy, husband and wife
as joint tenants with full rights of survivorship and not as
tenants in common
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.

ss:
Keith M. Murphy (Grantor)
Dixie J. Murphy (Grantor)

David R. Elkin
Notary Public



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

EXHIBIT "A"

Parcel "A" located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-six (26) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Commencing at the Southwest corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twelve (12); thence on an assumed bearing of North 83°43'42" East along the south line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twelve (12) a distance of 13.33 feet to the centerline of a Madison County Highway and the point of beginning; thence northeasterly 145.24 feet along said centerline and a curve concave southeasterly and not tangent with the last described line, said curve has a radius of 500.00 feet, a central angle of 16°38'36", and a chord 144.73 feet in length bearing North 28°24'25" East; thence North 36°43'43" East along said centerline 542.35 feet; thence northeasterly 349.50 feet along said centerline and a tangential curve concave southeasterly, said curve has a radius of 550.00 feet, a central angle of 36°24'31", and a chord 343.65 feet in length bearing North 54°55'58" East; thence North 73°08'14" East along said centerline 130.90 feet; thence South 00°00'00" East 709.50 feet to the south line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twelve (12); thence South 83°43'42" West along said south line 804.54 feet to the centerline of a Madison County Highway and the point of beginning. Said tract contains 8.52 acres and is subject to a Madison County Highway Easement over the northwesterly 1.04 acres thereof,

