

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

Jerrold B. Oliver ISBA # 04132

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID 18
STAMP #
\$ 111.20
Michelle Utzler
RECORDER
7-8-98 Madison
DATE COUNTY

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER ✓
RECORDED ✓
COMPARED ✓

FILED NO. 143
BOOK 139 PAGE 304
98 JUL -8 PH 12:25
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of SIXTY-NINE THOUSAND NINE HUNDRED
Dollar(s) and other valuable consideration,
WILLIAM E. MCGRATH, Single,

do hereby Convey to
KIRK D. BROWN and KIFF L. BELGARDE,

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

Parcel "D" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section
Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th
P.M., Madison County, Iowa, described as follows: Beginning at the northeast corner of the
Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-four; thence on an
assumed bearing of South 89 degrees 54'46" West along the north line of said Southwest Quarter (1/4)
of the Southwest Quarter (1/4) a distance of 366.36 feet; thence South 00 degrees 31'59" West 288.15
feet; thence South 05 degrees 34'05" West 185.81 feet; thence South 26 degrees 24'09" East 206.40
feet; thence South 32 degrees 08'27" East 434.00 feet; thence South 10 degrees 39'59" West 94.82
feet; thence South 50 degrees 27'07" West 91.69 feet; thence South 83 degrees 03'14" West 148.07
feet; thence North 65 degrees 09'11" West 431.35 feet; thence South 69 degrees 19'18" West 115.60
feet; thence South 15 degrees 12'16" East 273.23 feet to the south line of the Southwest Quarter (1/4)
of the Southwest Quarter (1/4) of said Section Thirty-four (34), thence South 89 degrees 53'45" East
along said south line 726.49 feet to the southeast corner of said Southwest Quarter (1/4) of the
Southwest Quarter (1/4); thence North 00 degrees 01'52" East along the east line of said Southwest
Quarter (1/4) of the Southwest Quarter (1/4) 1322.57 feet to the northeast corner of said Southwest
Quarter (1/4) of the Southwest Quarter (1/4) and the point of beginning. Said tract contains 10.68
acres and is subject to a Madison County Highway Easement over the northerly 0.28 acres thereof.

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: _____

SS:

MADISON COUNTY,

On this 7 day of July
1998, before me, the undersigned, a Notary
Public in and for said State, personally appeared
William E. McGrath

William E. McGrath 7-7-98
William E. McGrath (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.

Larry Walth

(Grantor)

(Grantor)

(This form of acknowledgment is for individuals only)
Notary Public

