



FILED NO. 5232  
BOOK 139 PAGE 206  
98 JUN 12 PH 2:00

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

IOWA REALTY CO.  
3501 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266

COMPUTER   
RECORDED   
COMPARED

PREPARED BY: MIDLAND ESCROW, 409 N. JEFFERSON, INDIANOLA, IA 50125 515-961-6810

REC \$ 10 00  
AUD \$ 10 00  
R.M.F. \$ 1 00

400,000

SPACE ABOVE THIS LINE FOR RECORDER

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT B. CRASE AND KIMBERLY R. CRASE, HUSBAND AND WIFE** hereby convey unto **DOUGLAS WOODS AND BARBARA WOODS, HUSBAND AND WIFE** AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real estate, situated in MADISON County, Iowa:

**SEE ATTACHED EXHIBIT "A"**

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.**

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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.

Dated JUNE, 11, 1998.

By: Robert B. Crase  
ROBERT B. CRASE

By: Kim Crase  
KIMBERLY R. CRASE

STATE OF IOWA                    )  
  )SS.  
COUNTY OF MADISON         )

On this 11 day of JUNE, A.D. 1998, before me, a Notary Public in and for the State of Iowa, personally appeared **ROBERT B. CRASE AND KIMBERLY R. CRASE, HUSBAND AND WIFE**, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

Robert D. Weeks  
Notary Public in and for Said State



Robert D. Weeks



EXHIBIT "A"

All that part of the Southwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty (30) and of the West 49.33 acres of the West Fractional Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-one (31), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, which lies North and West of Federal Highway #169 as now located across said land, except Parcel B located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the Northwest corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty (30); thence on an assumed bearing of North 90°00'00" East along the North line of said Southwest Quarter (1/4) of the Southwest Quarter (1/4) a distance of 385.67 feet to the centerline of U.S. Highway 169; thence South 14°09'54" East along said centerline 535.54 feet; thence North 90°00'00" West 520.30 feet to the west line of said Southwest Quarter (1/4) of the Southwest Quarter (1/4); thence North 00°23'38" East along said west line 519.27 feet to the Northwest corner of said Southwest Quarter (1/4) of the Southwest Quarter (1/4) and the point of beginning, said excepted tract containing 5.40 acres and subject to a U.S. Highway 169 Easement over the northerly and easterly 1.72 acres thereof.

