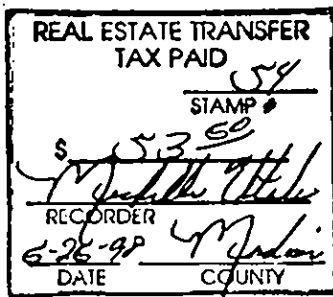


34,000

REC \$ 15.00  
AUD \$ 5.00  
R.M.F. \$ 2.00  
COMPUTER   
RECORDED   
COMPARED \_\_\_\_\_



FILED NO. 5484  
BOOK 139 PAGE 261  
98 JUN 26 AM 11:08  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

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

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

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, **Everett G. Miller, Jr. and Marcia K. Miller, husband and wife** hereby convey unto **Robin A. Heinemann, a single person** 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, 26, 1998.

By: Everett G. Miller, Jr.  
Everett G. Miller, Jr.

By: Marcia K. Miller  
Marcia K. Miller

STATE OF IOWA )  
  )SS.  
COUNTY OF MADISON )

On this 25 day of **June**, A.D. 1998, before me, a Notary Public in and for the State of Iowa, personally appeared **Everett G. Miller, Jr. and Marcia K. Miller, 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.



Steven R. Weeks  
Notary Public in and for Said State

## EXHIBIT "A"

Parcel "E", located in the West Half of the Southwest Quarter of Section 11, Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter Corner of Section 11, Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence North 88°53'35" East along the North line of the Northwest Quarter of the Southwest Quarter of said Section 11, 440.13 feet; thence South 0°04'00" West 1834.83 feet; thence North 87°37'10" West along the centerline of an unpaved County Road, 440.40 feet; thence North 0°04'00" East, 1808.03 feet to the Point of Beginning. Said parcel contains 18.400 acres, including 0.356 acres of County Road right-of-way and except one-half acre for an existing cemetery.

JUN-25-1998 16:02

SUCCESS NORTH

P.02/02

Whitford  
118 North 14 Avenue  
Whitford, IA 50271  
515/462-3781  
515/462-3792 Fax

September 29, 1997

**IOWA REALTY**  
an AMERIS company

Ed Miller land: 18 acres m/l

**Restrictions**

1. No manufactured or trailer homes, Sellers specifically approve construction of Barn-Style home.
2. At least 1,250 sq. ft. stick built homes
3. 1 garage attached or detached
4. 1 pole building
5. No hogs, Sellers specifically approve running of cattle.

The Buyer, Robin Heinemann, agrees and understands these deed restrictions.

Robin A. Heinemann  
Buyer, Robin Heinemann

June 25 '98  
Date

JUN-25-1998 13:49

515 462 3015

87%

P.02

TOTAL P.02