

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

G. Stephen Walters ISBA # 05813

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

REAL ESTATE TRANSFER
TAX PAID 6
STAMP #
\$ 125.60
Michelle Utsler
RECORDER
7-1-98 Madison
DATE COUNTY

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

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BOOK 139 PAGE 272
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COMPARED 98 JUL -1 PM 3: 19

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information G. Stephen Walters, 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 Seventy-nine Thousand and no/100 (\$79,000)
Dollar(s) and other valuable consideration,
Bryan K Landers and Danielle D. Landers, husband and wife,

do hereby Convey to
Larry G. Roberts and Betty J. McVay

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

A parcel of land located in the West Half (1/2) of the Northeast Quarter (1/4) of Section Eighteen (18), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Center of Section Eighteen (18), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence North 00°00'00" 1656.27 feet, thence North 90°00'00" East 936.87 feet to the Point of Beginning, lying in the Southerly right of way line of County Road #G-50, thence, along said Southerly right of way line. South 69°47'00" East 13.55 feet to the beginning of a curve concave Southwesterly, thence Southeasterly 425.57 feet along said curve, having a radius of 1658.88 feet, a central angle of 14°41'56" and a chord bearing South 62°59'29" East 424.41 feet to the East line of the West Half (1/2) of the Northeast Quarter (1/4) of said Section Eighteen (18), thence, departing said right of way line and along said East line, South 00°08'41" East 237.21 feet, thence South 89°51'19" West 368.11 feet, thence North 03°04'00" West 436.18 feet to the Point of Beginning, said parcel of land contains 3.000 acres.



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: 6/27/98

MADISON COUNTY, SS:

On this 21 day of June, 19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared Bryan K. Landers and Danielle D. Landers

Bryan K. Landers (Grantor)

Danielle D. Landers (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.

Sharon Christensen
My Commission expires 9-6-98
Notary Public

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

(Grantor)

(Grantor)