



COMPUTER
RECORDED
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REG'S 10.00
ADD'S 5.00
TOTAL 15.00

FILED NO. 441
BOOK 139 PAGE 359
98 JUL 24 PM 2:40
MICHELLE UTSHER
RECORDER
MADISON COUNTY, IOWA

This instrument prepared by and return to:
ROSS F. BARNETT, Attorney at Law, 520 - 35th St., Des Moines, Iowa 50312 Ph # (515) 255-4666

100,000

WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) and other valuable consideration, Orval E. Day and Barbara J. Day, husband and wife, do hereby Convey unto John S. Coulter IV and Donna L. Coulter, husband and wife, as Joint Tenants With Full Rights of Survivorship and not as Tenants in Common, the following-described real estate in Madison County, Iowa:

Long legal - see attached

Locally known as 1365 - 150th, Earlham, Iowa 50072.

Grantors to 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 relinquish 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)
) SS:
COUNTY OF POLK)

Dated: July 6, 1998.

On this 6 day of July, 1998, before me the undersigned, a Notary Public in and for said State, personally appeared Orval E. Day and Barbara J. Day, husband and wife, 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

Orval E. Day
Orval E. Day

Barbara J. Day
Barbara J. Day

Allyssa June 17, 02
Notary Public in and for the State of Iowa

LEGAL DESCRIPTION

The South Half (1/2) of South Half (1/2) of Southeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, **except** a tract commencing at the Southeast corner of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., thence North 646.5 feet to the Northeast corner of the South Quarter of Southeast Quarter (1/4) of said Section, thence West 198.1 feet, thence South 411.1 feet, thence West 12.4 feet, thence South 232.6 feet to the South line of said Section, thence East 210.2 feet to the point of beginning, **except** the South 33 feet and **except** the East 33 feet thereof used for public roads containing 2.37 acres more or less exclusive of said established roads, **and except** a tract commencing at a point 1165.1 feet East of the South Quarter corner of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-nine (29), West of the 5th P.M., Madison County, Iowa, thence continuing East 1252.59 feet, thence North 00°06'49" West 237.19 feet along a property line fence, thence South 88°00'36" East 12.40 feet, thence North 00°45'04" West 411.1 feet along a property line fence, thence North 89°50'34" West 1295.17 feet along the North line of the South Half (1/2) of South Half (1/2) of Southeast Quarter (1/4) of said Section Twenty-seven (27), thence South 3°10'04" East 652.37 feet to the point of beginning containing 19.038 acres including 1.04 acres of county road right-of-way

