

REAL ESTATE TRANSFER
 TAX PAID 18
 STAMP #
 \$ 125.60
 Michelle Utzler
 RECORDER
 10-13-98 Madison
 DATE COUNTY

REC'S 10⁰⁰
 5¹⁸
 1¹⁰

FILED NO. 1609
 BOOK 139 PAGE 693
 98 OCT 13 PM 12:42
 MICHELLE UTZLER
 RECORDER
 MADISON COUNTY, IOWA

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

COMPUTER
 RECORDED
 COMPARED

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

#79,000

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, **Bart Meadowcroft and Judith Meadowcroft, husband and wife** hereby convey unto **Albert Sorrell, II, a married 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 October, 7, 1998.

By: Bart Meadowcroft
 Bart Meadowcroft

By: Judith Meadowcroft
 Judith Meadowcroft

STATE OF IOWA)
)SS.
 COUNTY OF WARREN)

On this day of **October**, A.D. 1998, before me, a Notary Public in and for the State of Iowa, personally appeared **Bart Meadowcroft and Judith Meadowcroft, 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



EXHIBIT "A"

A parcel of land in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northwest Corner of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North 90°00'00" East 197.45 feet along the section line; thence South 00°43'00" West 211.75 feet; thence South 86°55'09" East 23.81 feet; thence South 01°17'15" West 72.09 feet; thence South 89°14'27" East 255.98 feet; thence South 00°25'00" East 170.49 feet; thence North 89°48'18" West 94.01 feet; thence North 80°26'45" West 100.37 feet; thence South 08°41'24" West 120.92 feet; thence North 89°53'00" West 265.30 feet to the West line of Section Thirty-one (31); thence North 00°14'42" East 560.98 feet to the point of beginning. Said parcel contains 3.83 acres including 0.63 acres of County Road Right of Way.

