

REC \$ 5.00  
TAX \$ 3.00  
FEE \$ 1.00

COMPUTER ✓  
RECORDED ✓  
COMPAILED ✓

REAL ESTATE TRANSFER  
TAX PAID 25  
304.00  
10-20-98

FILED NO. 1693  
BOOK 139 PAGE 725  
98 OCT 20 AM 8:36  
MICHELLE UTSELL  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE RESERVED FOR RECORDER  
SEND TAX STATEMENT TO: Marvin R. Mitchell, 1136 66th Place, West Des Moines, IA 50266  
PREPARED BY: Franklin J. Feilmeyer, P.O. Box 270, Ames, IA 50010 (Tel: 515-239-5000)

WARRANTY DEED

KNOW ALL PERSONS BY THIS INSTRUMENT: That Maurice D. Mitchell Jr. and Lisa D. Mitchell, husband and wife, for valuable consideration, convey unto Marvin R. Mitchell real property situated in Madison County, Iowa, described as follows:

The Northeast 1/4 of Section 19, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa; except "Tract A": Commencing at the Southwest Corner of the Northeast 1/4 of said Section 19, thence North 90° 00' East 978.00 feet along the Quarter Section Line to the point of beginning; thence continuing North 90° 00' East 310.00 feet; thence North 00° 00' 280 feet; thence North 90° 00' West 310.00 feet; thence South 00° 00' 280 feet to the point of beginning; and except "Tract B": Commencing at the Southwest Corner of the Northeast 1/4 of said Section 19; thence North 90° 00' East 1,288.00 feet; thence North 00° 00' 280 feet to the point of beginning; thence North 00° 00' 21 feet; thence North 90° 00' West 390 feet; thence South 00° 00' 21 feet; thence North 90° 00' East 390 feet to the point of beginning; and except "Tract C": Commencing at the Southwest Corner of the Northeast 1/4 of said Section 19; thence North 90° 00' East 788 feet to the point of beginning; thence continuing North 90° 00' East 190 feet; thence North 00° 00' 280 feet; thence North 90° 00' West 80 feet; thence southwest-erly to the point of beginning; and except: Parcel "B" located in the Southeast 1/4 of the Northeast 1/4 of Fractional Section 19, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3 at Page 316 on August 21, 1998, in the office of the Recorder of Madison County, Iowa; and except: Commencing at the Northeast Corner of said Section 19; thence South 90° 00' 00" West 964.85 feet along the North Line of said Section 19 to the point of beginning; thence South 00° 00' 00" West 964.85 feet; thence South 90° 00' 00" West 294.52 feet; thence North 00° 00' 00" 443.71 feet to the North line of said Section 19; thence North 90° 00' 00" East 294.52 feet along said North line to the point of beginning.

The warranties of title hereinafter provided are subject to applicable zoning, subdivision, health and rental housing regulations; restrictive covenants of record; and existing easements, streets, and other public rights-of-way that may cross the Property.

The undersigned Grantors covenant to the above-named Grantee and successors in interest that the Grantors do: (1) hold title in fee simple; (2) have good and lawful authority to sell and convey the real property; (3) hold the real property free and clear of all liens and encumbrances whatsoever, except as may be above stated; (4) hereby warrant to defend the real property against the lawful claims of all persons whomsoever, except as may be above stated; (5) hereby relinquish all rights of dower, homestead, and distributive share in and to the real property.



Dated this 16 day of Oct., 1998.

Maurice D. Mitchell Jr.  
MAURICE D. MITCHELL JR.

Lisa D. Mitchell  
LISA D. MITCHELL

STATE OF IOWA, COUNTY OF Story, SS:

On this 16 day of Oct., 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Maurice D. Mitchell Jr. and Lisa D. Mitchell, husband and wife, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

AL CARVER  
MY COMMISSION EXPIRES  
8/31/00

Al Carver  
Notary Public

F.J.F. 9809241431