

REAL ESTATE TRANSFER
 TAX PAID 12
 STAMP # 80
3,204
Shirley H. Henry
 RECORDER
9-11-98 Madison
 DATE COUNTY

DEED RECORD 139
 COMPUTER
 RECORDED
 COMPARED
 REC \$ 10.00
 AUD \$ 5.00
 D.M.F. \$ 1.00

FILED NO. 1126
 BOOK 139 PAGE 552
 98 SEP -4 PM 2: 22
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

✓ FIRST REALTY
 3501 WESTOWN PARKWAY
 WEST DES MOINES, IA 50266

PREPARED BY: S. STRAIT, MIDLAND ESCROW, 3501 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 222-4681

\$128,500

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, KENNETH P. WILDER AND LOIS D. WILDER, HUSBAND AND WIFE, hereby convey unto JOSEPH T. GRANEY AND SUSAN L. GRANEY, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real estate, situated in MADISON County, Iowa:

SEE ATTACHED LEGAL DESCRIPTION ON 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 9-6, 1998

By: *Kenneth P. Wilder*
 KENNETH P. WILDER

By: *Lois D. Wilder*
 LOIS D. WILDER

STATE OF IOWA)
)SS.
 COUNTY OF POLK)

On this 6th day of Aug, A.D. 1998 before me, a Notary Public in and for the State of Iowa, personally appeared KENNETH P. WILDER AND LOIS D. WILDER, 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.

William E. Haakinson
 Notary Public in and for Said State

WILLIAM E. HAAKINSON
 My Commission Expires
 March 1, 2001

The North Ten (10) Acres of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, subject to Madison County Highway easement; and **excepting therefrom the West 30 feet thereof and excepting the following** described tract: Beginning at the Northeast corner of the Southeast Quarter (1/4) of said Section Four (4); thence on an assumed bearing of South 89°53'26" West along the North line of said Southeast Quarter (1/4) 398.71 feet; thence South 00°26'26" West 327.70 feet; thence North 89°53'56" East 398.71 feet; thence North 00°26'26" East 327.76 feet to the Northeast corner of said Southeast Quarter (1/4) and the point of beginning said excepted tract containing 3.00 Acres, more or less.

Exhibit
"A"