

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

Jerrold B. Oliver ISBA # 04132

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

REAL ESTATE TRANSFER  
TAX PAID 22  
STAMP # 00  
\$ 220  
Michelle Utaler  
RECORDER  
11-18-98 Madison  
DATE COUNTY

COMPUTER \_\_\_\_\_  
RECORDED   
COMPALED

FILED NO. 2075  
BOOK 139 PAGE 798  
98 NOV 19 AM 11:57

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731  
Individual's Name Street Address City

MICHELLE UTALER  
RECORDER  
MADISON COUNTY, IOWA  
Phone



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of ONE HUNDRED THIRTY-EIGHT THOUSAND  
Dollar(s) and other valuable consideration,  
TOM HEROLD and REBECCA HEROLD, Husband and Wife,

do hereby Convey to  
RICHARD D. STEIGLIDER,

the following described real estate in Madison County, Iowa:

SEE DESCRIPTION ATTACHED HERETO AND MARKED EXHIBIT "A".

This Deed is given in satisfaction of a Real Estate Contract recorded in book 138, page 501 of the Recorder's s office of Madison County, Iowa.

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 distributiv 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: NOVEMBER 18, 1998

ss:

MADISON COUNTY,

On this 18th day of November  
19 98, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Tom Herold and Rebecca Herold

Tom Herold  
Tom Herold (Grantor)

Rebecca Herold  
Rebecca Herold (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.

\_\_\_\_\_  
(Grantor)



James L. Adkins  
James L. Adkins  
Notary Public

\_\_\_\_\_  
(Grantor)

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

EXHIBIT "A"

The East Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Ten (10) **EXCEPT** a tract described as follows. Commencing at the Northwest corner thereof, thence South 245 feet, thence East approximately 582 feet to the center of the public road as the same extends through the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Ten (10), thence in a Northwesterly direction along the center of said public road to the North line of said Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ), thence West approximately 186 feet to the place of beginning and containing approximately 2.3 acres; **AND EXCEPT** all that part of said East Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) lying North of the centerline of the public highway as the same now extends through said East Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ); **AND EXCEPT** Parcel A described as follows: Commencing at the Northwest corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Ten (10), thence on an assumed bearing of South  $00^{\circ}27'34''$  West along the west line of said East Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) a distance of 245.00 feet to the point of beginning, thence North  $90^{\circ}00'00''$  East 840.68 feet to the centerline of Madison County Highway G4R; thence southeasterly 427.63 feet along said centerline on a tangential curve, concave to the Northeast, and having a radius of 1273.38 feet, a central angle of  $19^{\circ}14'34''$ , and a chord 425.62 feet in length bearing South  $77^{\circ}06'19''$  East, thence South  $00^{\circ}06'52''$  West 975.79 feet; thence North  $88^{\circ}38'48''$  West 314.57 feet; thence South  $00^{\circ}54'43''$  West 358.16 feet; thence South  $40^{\circ}22'12''$  East 118.00 feet; thence North  $90^{\circ}00'00''$  West 1021.99 feet to the west line of the East Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Ten (10); thence North  $00^{\circ}27'34''$  East along said west line 1511.40 feet to the point of beginning. Said excepted tract contains 40.00 acres and is subject to a Madison County Highway Easement over the northeasterly 0.72 acres thereof,

**AND**

The South Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Eleven (11), all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **AND** a tract beginning 97.9 feet North  $0^{\circ}12\frac{3}{4}'$  East of the Southwest Corner of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Eleven (11) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence North  $0^{\circ}12\frac{3}{4}'$  East 256.4 feet, thence South  $89^{\circ}02\frac{1}{4}'$  East 217.0 feet, thence South  $0^{\circ}03\frac{1}{2}'$  East 254.6 feet, thence North  $89^{\circ}30\frac{1}{2}'$  West 218.2 feet to the Point of Beginning, containing 1.28 acres, **EXCEPT** a tract beginning at the Southeast Corner of the Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Eleven (11) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence North  $89^{\circ}41'$  West 450.4 feet, thence North  $52^{\circ}21'$  East 157.7 feet, thence South  $89^{\circ}50'$  East 325.9 feet, thence South  $0^{\circ}12\frac{3}{4}'$  West 97.9 feet to the Point of Beginning, containing 0.87 acres,