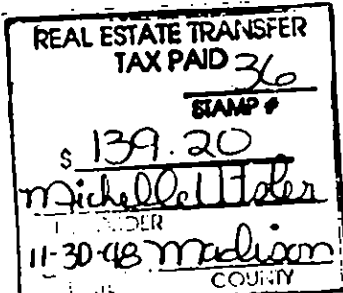


\$ 87,500



REC \$ 5.00
AUD \$ 5.00
T.M.P. \$ 1.00

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BOOK 139 PAGE 819
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COMPUTER
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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information: Robert A. VanOrsdel, 700 Walnut Street, Suite 1600, Des Moines, Iowa 50309, (515) 283-3140
Individual's Name: _____ Street Address: _____ City: _____ Phone: _____



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One
Dollar(s) and other valuable consideration,
Robin Eyberg and James A. Eyberg, Wife and Husband

do hereby Convey to
William M. Hale and Jan McCord Hale, 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:

An undivided one-half interest in: The East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twenty-one (21), except a parcel of land located in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Twenty-one (21), more particularly described as follows: Beginning at the Northwest Corner of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Twenty-one (21), thence, along the North line of said Northeast Quarter of the Southwest Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$), N 89° 58' 00" E 987.99 feet, thence S 01° 08' 26" E 291.35 feet, thence S 89° 58' 00" W 475.73 feet, thence S 49° 25' 55" W 671.50 feet to the West line of said Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$), thence along said West line, N 00° 37' 00" W 727.59 feet to the Point of Beginning, in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, subject to easements and restrictions of record, said parcel of land contains 9.194 acres, including .0749 acres of county road right-of-way.

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: 11/25/98

COUNTY, SS:

On this 25th day of November, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Robin Eyberg and James A. Eyberg, Wife and Husband

Robin Eyberg (Grantor)

James A. Eyberg (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.

Brian Preston (Grantor)



Notary Public (Grantor)

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