

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

James E. Van Warden ISBA # 05754

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

REAL ESTATE TRANSFER
TAX PAID 39
STAMP #
\$ 55.20
Michelle Utsler
RECORDER
11-30-98 Madison
DATE COUNTY

REC. 5.00
AUD. 5.00
R.M.F. 1.00

FILED NO. 2211

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98 NOV 30 PM 3: 15

COMPUTER
RECORDED
COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information James E. Van Warden, 1009 Main Street, P.O. Box 99, Adel, (515) 993-4545
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of Thirty-five Thousand and no/100 (\$35,000.00)
Dollar(s) and other valuable consideration,
Jeff K. Howell and Annette Y. Howell, husband and wife,

do hereby Convey to
Gary D. Byers and Michelle J. Byers, 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:

Parcel "A", located in the Northeast Quarter of the Southeast Quarter of Section 18, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the East Quarter corner of Section 18, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 0°00'00" West along the East line of the Southeast Quarter of said Section 18, 1155.47 feet; thence South 90°00'00" West, 40.00 feet to a point in the West right-of-way (R.O.W.) line of an unpaved County Road; thence North 46°58'38" West, 551.92 feet; thence North 0°00'00" East, 777.78 feet to a point on the North line of the Northeast Quarter of the Southeast Quarter of said Section 18; thence North 89°51'20" East along the North line of the Northeast Quarter of the Southeast Quarter of said Section 18, 443.50 feet to the Point of Beginning. Said Parcel contains 10.014 acres, including 1.061 acres of County Road right-of-way,

subject to any easements and restrictions of record.

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 distributive 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: 11-23-98

MADISON COUNTY, ss:

On this 23 day of November,
19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeff K. Howell and Annette Y. Howell,
husband and wife,

Jeff K. Howell
Jeff K. Howell (Grantor)

Annette Y. Howell
Annette Y. Howell (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.

Larry D. Wats
Notary Public (Grantor)

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

LARRY D. WATTS
MY COMMISSION EXPIRES
11-1-2000