

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

Je. d B. Oliver ISBA # 04132

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

REAL ESTATE TRANSFER
TAX PAID

23
STAMP #

127 20
2/16/99
MADISON COUNTY

REC \$ 10.00

AUD \$ 5.00

R.M.F. \$ 1.00

COMPUTER

RECORDED

COMPARED

FILED NO. 3345

BOOK 141 PAGE 142

99 FEB 16 PM 4: 04

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name

Street Address

City

Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of EIGHTY THOUSAND ----- (\$80,000)
Dollar(s) and other valuable consideration,
VERA G. YOUNG, Single,

do hereby Convey to
WILSON YOUNG and RUTH J. YOUNG,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

SEE DESCRIPTION ATTACHED HERETO AND MARKED EXHIBIT "A".

This Deed is given in partial satisfaction of a Real Estate Contract recorded in
book 129, page 499 of the Recorder'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
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: February 8, 1999

ss:

MADISON COUNTY,

On this 8th day of February
19 99, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Vera G. Young

Vera G. Young (Grantor)

(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)

Jerrold B. Oliver

(Grantor)

(This form of acknowledgment for individual grantor(s) only)
JERROLD B. OLIVER, Notary Public
MY COMMISSION EXPIRES
2/28/01

EXHIBIT "A"

That part of Parcel "A", recorded in Farm Plat Book 2, page 558, Madison County, Iowa, Recorder's Office, and that part of the Southwest Quarter of the Northwest Quarter, all located in Section 18, Township 76 North, Range 28 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the Southwest corner of the Northwest Quarter of said Section 18 and also being the Southwest corner of said Parcel "A"; thence South 89° 05' 07" East along the South line of said Parcel "A" a distance of 424.15 feet to the Southeast corner of said Parcel "A"; thence South 89° 05' 07" East 175.19 feet; thence North 00° 00' 00" East 316.12 feet; thence South 88° 19' 54" West 599.52 feet to the West line of the Southwest Quarter of the Northwest Quarter of said Section 18 and also to the West line of said Parcel "A"; thence South 00° 00' 00" East along said West lines 289.10 feet to the Southwest corner of said Northwest Quarter and also the Southwest corner of said Parcel "A" and the point of beginning. Said tract contains 4.163 acres and is subject to a Madison County Highway Easement over the westerly 0.300 acres thereof.