

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  
24  
STAMP #  
\$ 68.00  
RECORDED  
2/16/99  
DATE COUNTY

REC \$ 15.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

FILED NO. 3346  
BOOK 141 PAGE 144  
99 FEB 16 PM 4:05

COMPUTER ✓  
RECORDED ✓  
COMPARED ✓

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

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

Individual's Name

Street Address

City

Phone



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of FORTY-THREE THOUSAND  
Dollar(s) and other valuable consideration,  
WILSON YOUNG and RUTH J. YOUNG, Husband and Wife,

do hereby Convey to  
RICHARD L. RAY,

the following described real estate in Madison County, Iowa:

SEE DESCRIPTION ATTACHED HERETO AND MARKED EXHIBIT "A".

SEE ADDITIONAL PROVISIONS ATTACHED HERETO AND MARKED EXHIBIT "B".

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: February 8, 1999

MADISON COUNTY,

ss:

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

Wilson Young

(Grantor)

Ruth J. Young

(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.

Jerrold B. Oliver  
Notary Public

(Grantor)

(Grantor)

(This form of acknowledgment is for individual grantors only.)



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.

EXHIBIT "B"  
ADDITIONAL PROVISIONS

1. Grantors hereby grant to Grantee, an easement to a well, electric lines, and waterlines over and across real estate lying to the East of the above described real estate, together with the right of ingress and egress for the purpose of maintaining, operating, and repairing said waterlines, electric lines and well. Grantee shall be responsible for all of the maintenance, upkeep, and repair of said electric lines, well, and waterlines.
2. Grantee shall install and maintain all fences located on the boundary line of the above described real estate and Grantors' adjacent real estate.
3. Grantors shall have the right to use the driveway, buildings, and water from said well as long as Grantors own the adjacent pasture land. The parties agree that Grantee shall charge Grantors a fair rental for the use of said buildings, water, and electric lines.
4. Grantee shall reimburse Grantors for one-half of the cost of the survey of the above described real estate.