

(3)

REAL ESTATE TRANSFER
TAX PAID <u>21</u>
STAMP
\$ <u>3340</u>
<u>Michelle Utzler</u>
RECORDER
<u>1-14-99</u> <u>Madison</u>
DATE COUNTY

REC \$ 20.00  
 AUD \$ 5.00  
 R.M.F. \$ 1.00

COMPUTER   
 RECORDED   
 COMPARED

FILED NO. 2922  
 BOOK 141 PAGE 49  
 99 JAN 15 AM 10:18  
 MICHELLE UTZLER  
 RECORDER  
 MADISON COUNTY, IOWA

Prepared By: Samuel H. Braland, P.O. Box 370, Earlham, IA 50072  
 Telephone (515) 758-2267

WARRANTY DEED

For the consideration of Twenty-one Thousand Five Hundred Dollars (\$21,500.00) and other valuable consideration; Virginia M. Young, a single person; Phyllis J. Price and Herbert Price, wife and husband; Esther R. Pitcock and Leonard Pitcock, wife and husband; Margie J. Godown and Dean Godown, wife and husband; Kenneth R. Young and Florence Young, husband and wife; and Shirley M. Annan and Gary Annan, wife and husband; do hereby convey to KENNETH R. YOUNG, the following described real estate in Madison County, Iowa:

The Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Two (2) EXCEPT Parcel "A" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Two (2), more particularly described as follows: Beginning at the Southwest corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Two (2); thence, along the West line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4), North 00°00'00" 656.01 feet; thence North 53°37'28" East 240.63 feet; thence North 13°11'48" East 101.16 feet; thence North 78°00'04" East 153.23 feet; thence South 03°57'10" East 193.87 feet; thence South 06°39'10" West 420.07 feet; thence South 35°25'46" East 388.18 feet to the South line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4); thence along said South line, South 89°46'54" West 556.45 feet to the Point of Beginning. Said Parcel "A" contains 7.308 acres, including 1.116 acres of county road right-of-way; AND a tract commencing at the Southwest Corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Two (2), thence North 2 1/3 rods to the South line of right of way of the Chicago, Rock Island & Pacific Railway Company thence in a Northeasterly direction following the South line of said right-of-way to a point in the East line of said 40 Acre tract 31 rods North of the Southeast Corner thereof, thence South 31 rods, thence West 80 rods to the place of beginning, all in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

Grantors do hereby covenant with Grantee, 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.

Dated as per signatures.

Virginia M. Young  
Virginia M. Young

Phyllis J. Price  
Phyllis J. Price

Herbert Price  
Herbert Price

Esther R. Pitcock  
Esther R. Pitcock

Leonard Pitcock  
Leonard Pitcock

Margie J. Godown  
Margie J. Godown

Dean Godown  
Dean Godown

Kenneth R. Young  
Kenneth R. Young

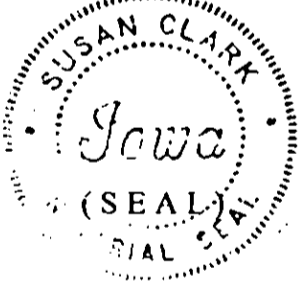
Florence E. Young  
Florence Young

Shirley M. Annan  
Shirley M. Annan

Gary Annan  
Gary Annan

STATE OF IOWA, MADISON COUNTY, SS:

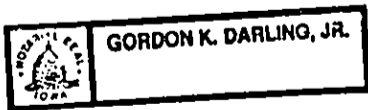
On this 29<sup>th</sup> day of December, 1998, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Phyllis J. Price and Herbert Price to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Susan Clark  
Notary Public

STATE OF IOWA, MADISON COUNTY, SS:

On this 15<sup>th</sup> day of January, 1999, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Virginia M. Young to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

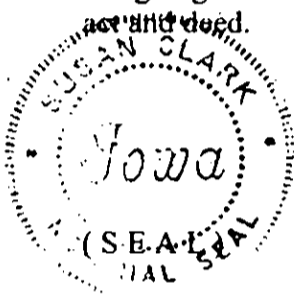


(SEAL)

Gordon K. Darling, Jr.  
Notary Public

STATE OF IOWA, MADISON COUNTY, SS:

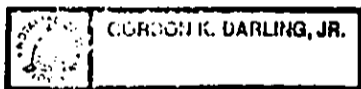
On this 4th day of January, 1999, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Esther R. Pitcock and Leonard Pitcock to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Susan Clark  
Notary Public

STATE OF IOWA, MADISON COUNTY, SS

On this 15th day of January, 1999, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kenneth R. Young and Flornce Young 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.



Gordon K. Darling, Jr.  
Notary Public

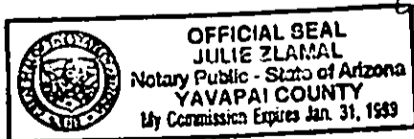
(SEAL)

STATE OF ARIZONA, YAVAPAI COUNTY, SS:

On this 22 day of December, 1998, before me, the undersigned, a Notary Public in and for the said County and said State, personally appeared Margie J. Godown and Dean Godown 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.

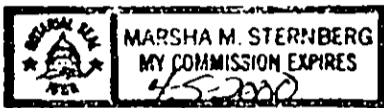
Julie Zlamal  
Notary Public

(SEAL)



STATE OF IOWA, Pottawattamie COUNTY, SS:

On this 8 day of January, 1999, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Shirley M. Annan and Gary Annan 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.



*Marsha M. Sternberg*  
Notary Public

(SEAL)