



REC \$ 10.00
AUD \$ 5.00
R.M.F. \$ 1.00

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MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer information: Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731
Individual's Name: Jerrold B. Oliver, Street Address: P.O. Box 230, Winterset, Iowa 50273, City: Winterset, Phone: (515) 462-3731



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of THIRTY-TWO THOUSAND FIVE HUNDRED
Dollar(s) and other valuable consideration,
JERRY L. SCHWERTFEGER and BETH A. SCHWERTFEGER, Husband and Wife,

do hereby Convey to
RONALD B. WASS and KATHIE J. WASS, 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:

SEE EXHIBIT "A" ATTACHED HERETO.

It is understood that the easement hereby conveyed is a nonexclusive easement and that said easement
will be used by Grantors, their successors and assigns, and other nearby property owners holding an
interest in said easement.

Subject to a Deed of Restrictions recorded in book 132, page 244 of the Recorder's office of Madison
County, Iowa. Grantees, by acceptance of this Deed, hereby agree to be bound by the terms and
conditions of said Deed of Restrictions.

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: April 4, 1999

MADISON COUNTY, SS:

On this 4th day of April,
19 99, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Jerry L. Schwertfeger and Beth A. Schwertfeger

Jerry L. Schwertfeger
Jerry L. Schwertfeger (Grantor)

Beth A. Schwertfeger
Beth A. Schwertfeger (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
Jerrold B. Oliver

Notary Public

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

(Grantor)

(Grantor)



EXHIBIT "A"

Parcel "D" located in that part of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Northwest Corner of said Section Thirty (30); thence on an assumed bearing of South 00°00'00" East along the west line of the Northwest Quarter (1/4) of said Section thirty (30) a distance of 1178.50 feet; thence North 82°40'41" East 272.80 feet; thence North 52°08'16" East 270.54 feet; thence North 30°31'10" East 466.75 feet; thence South 89°39'21" East 459.04 feet; thence South 00°00'41" West 167.68 feet; thence South 26°34'14" West 288.78 feet; thence South 48°56'20" East 90.01 feet to the point of beginning; thence North 16°22'05" East 268.86 feet; thence South 89°59'19" East 301.05 feet; thence South 00°22'20" East 275.00 feet; thence South 89°50'33" West 357.86 feet; thence North 48°56'20" West 27.52 feet to the point of beginning. Said trace contains 2.16 acres; And an Access-Utility Easement as recorded on Plat of Survey recorded in Farm Plat Bk 2, Page 428 Madison County Recorder's Office, Madison County, Iowa, described as follows: A 50 foot wide ingress-egress and utility easement, being 25 feet wide on both sides of the following described centerline, in the NW. Frac. 1/4 of the NW. 1/4 of Section 30, T76N, R27W of the 5th P.M., Madison County, Iowa; Commencing at the Northwest Corner of Section 30, T76N, R27W of the 5th P.M., thence along the West line of the NW. 1/4 of the NW. 1/4 of said Section 30, South 00°00'00", 1203.67 feet to the Point of Beginning of the easement centerline; thence North 82°41'05" East, 282.82 feet; thence North 52°04'00" East, 271.00 feet; thence North 39°40'10" East, 324.92 feet; thence Easterly 183.08 feet along a 100 foot radius curve, concave Southerly, with a central angle of 104°53'50" and a long chord bearing South 87°52'55" E., 156.56 feet; thence South 35°26'00" East, 280.07 feet to a point at the center of a 120 foot diameter Cul-de-sac; And a 50 foot wide ingress-egress (access) easement and utility easement, over, under and across, and being 25 feet either side of the following described centerline: Beginning at the center of said 120 foot diameter Cul-de-sac; thence on an assumed bearing of North 89°33'41" East 119.67 feet; thence North 16°22'05" East 186.17 feet; thence North 10°26'46" East 58.12 feet; thence North 00°00'41" East 169.81 feet to the terminus of said access-utility easement,