

REAL ESTATE TRANSFER  
 TAX PAID 25  
 STAMP #  
\$ 250.40  
 Michelle Utsler  
 RECORDER  
 4-15-99 Madison  
 DATE COUNTY

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

FILED NO. 4192  
 BOOK 141 PAGE 323  
 99 APR 15 PM 1:53

IOWA REALTY CO.  
 3501 WESTOWN PARKWAY  
 WEST DES MOINES, IA 50266

COMPUTER   
 RECORDED   
 COMPARED

MICHELLE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

PREPARED BY: L. Haynes, MIDLAND ESCROW, 409 N. JEFFERSON, INDIANOLA, IA 50125 515-453-7238

# 157,000

SPACE ABOVE THIS LINE FOR RECORDER

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **Craig S. Thomas and Connie W. Thomas, husband and wife** hereby convey unto **Jeffrey Elliott and Elizabeth Elliott, husband and wife** AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real estate, situated in MADISON County, Iowa:

**SEE ATTACHED EXHIBIT "A"**

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.**

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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 April, 13, 1999

By: Craig S. Thomas  
 Craig S. Thomas

By: Connie W. Thomas  
 Connie W. Thomas

STATE OF IOWA )  
 )SS.  
 COUNTY OF MADISON )

On this 13 day of April, A.D. 1999, before me, a Notary Public in and for the State of Iowa, personally appeared **Craig S. Thomas and Connie W. Thomas, husband and wife**, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

John S. Shaw  
 Notary Public in and for Iowa State  
 My Commission expires 2-11-2000

## EXHIBIT "A"

A tract of land commencing 45.5 feet East and 60 feet North, <sup>West</sup>  $0^{\circ}12'$  of the Southwest corner of Section Thirty-four (34) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, running thence North,  $0^{\circ}12'$  West 246.8 feet, thence North  $89^{\circ}36'$  East, 369 feet, thence South  $0^{\circ}28'$  West, 237 feet to the North right-of-way of Iowa Highway #92, thence South,  $78^{\circ}$  West, 59.3 feet along said North right-of-way line, thence West 307.9 feet along said North right-of-way to the point of beginning, containing 2.085 acres.

