

IOWA STATE BAR ASSOCIATION
Official Form No. 101

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

AFTER RECORDING RETURN TO-
DBKS&R
ATTN: DAVID D. NELSON
THE FINANCIAL CENTER
666 WALNUT ST. SUITE 2500
DES MOINES, IA 50309-3993

REAL ESTATE TRANSFER
TAX PAID 17
STAMP #
\$ 415.20
Michelle Utsler
RECORDER
3-3-99 *Madison*
DATE COUNTY

REC \$ 5.00
AUD \$ 10.00
R.M.F. \$ 1.00
COMPUTER
RECORDED
COMPARED

FILED NO. 3578
BOOK 141 PAGE 198
99 MAR -3 PM 12:55

MICHELLE UTSLER
RECORDER
6030
SPACE ABOVE THIS LINE
FOR RECORDER

260,000

Preparer Information

All State Realty, 100 8th St. SE Suite D, Altoona, IA 50009

WARRANTY DEED

For the consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION
Dollar(s) and other valuable consideration, The Madonna M. Swartz Living Trust, a single
person.

do hereby Convey to Gary D. and Victoria M. Van Engelenburg, 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:

Exhibit "A"

A tract of land described as follows. Commencing at the Southwest corner of
Section Two (2), in Township Seventy-six (76) North, Range Twenty-seven (27)
West of the 5th P.M., Madison County, Iowa, thence North 1329 feet along the
West line of said Section Two (2), thence East 611.2 feet along the North
line of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Sect-
ion Two (2), thence South 1327.8 feet to the South line of the Southwest
Quarter (1/4), thence West 611.2 feet to the point of beginning containing 18.
63 acres; subject to a waterline easement 10 feet in width being 5 feet eit-
her side of a centerline described as commencing 153.3 feet North of the
Southeast corner of the above described tract, thence North 326.58' West 159.
9 feet, thence North 50°45' West 123.7 feet, thence North 35°55' West 115.2
feet to the well.

AND

A tract of land described as follows. Commencing at the Northwest corner of
Section Eleven (11), in Township Seventy-six (76) North, Range Twenty-seven
(27) West of the 5th P.M., Madison County, Iowa, running thence East along
the North line of the Northwest Quarter (1/4) of the Northwest (1/4) of said
Section Eleven (11), 611.2 feet, thence South 315.2 feet to the centerline
of a county road, thence South 86°45' West, 512.0 feet along said centerline,
thence Westerly 100.2 feet along a 1273.3 foot radius curve concave norther-
ly and having a central angle of 4°30.36' to the West line of said North-
west Quarter (1/4) of the Northwest quarter (1/4), thence North 346.3 feet to
the point of beginning, less county road right of way and except the East
100 feet of said tract; locally known as 2607 Cumming Road, Winterset, Iowa

Subject to and together with any and all easements, covenants and restrict-
ions of record.

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 SS:
MADISON COUNTY,

Dated: Feb 25 1999

On this 25 day of February
1999, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Madonna M. Swartz, a single person,
of The Madonna M. Swartz Living
Trust,

Madonna M. Swartz
Madonna M. Swartz (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)

(Grantor)

W.T. Gay, Jr.
Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)
My commission expires November 27, 2001