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FILED NO. 4961  
 BOOK 141 PAGE 546  
 99 JUN -7 PM 2:03

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

REC \$ 10.00  
 AUD \$ 5.20  
 R.M.F. \$ 1.00

MICHELLE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

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

\$ 175,000

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, **Charles E. Everman and Patricia J. Everman, husband and wife** hereby convey unto **William K. Lowry and Joni L. Lowry, 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

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 June, 3, 1999.

By: Charles E. Everman  
 Charles E. Everman

By: Patricia J. Everman  
 Patricia J. Everman

STATE OF IOWA )  
 )SS.  
 COUNTY OF MADISON )

On this 3 day of June, A.D. 1999, before me, a Notary Public in and for the State of Iowa, personally appeared **Charles E. Everman and Patricia J. Everman, 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 Said State

My Commission expires JOHN S. SHAW  
 MY COMMISSION EXPIRES  
 6-11-2000

EXHIBIT "A"

The Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, except a parcel of land in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Two (2), more particularly described as follows: Beginning at the Southeast corner of said Section Two (2), thence South 85°02'00" West along the south line of Section Two (2), 542.54 feet, thence North 0°00' 426.77 feet, thence North 90°00' East, 540.50 feet to the east line of Section Two (2), thence South 0°00' 379.80 feet to the point of beginning, said excepted parcel containing 5.00 acres including roadway, and except Parcel "B", located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Two (2), as shown in Plat of Survey filed in Book 3, Page 387 on February 16, 1999 in the Office of the Recorder of Madison County, Iowa.

