

\$ 50,800

REAL ESTATE TRANSFER  
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STAMP # 80  
\$ 80  
*Michelle Utaler*  
RECORDER  
7-23-99 Madison  
DATE COUNTY

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COMPARED   
REG \$ 10 00  
ADD \$ 10 00  
REG. F. \$ 1 00

FILED NO. 000336  
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99 JUL 23 AM 11:54  
MICHELLE UTALER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Clifford S. Swartz 550 39th Street, Suite 200, Des Moines, IA 50312 (515) 274-4500  
Individual's Name Street Address City Phone



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of No  
Dollar(s) and other valuable consideration,  
John B. Cabanis, single,

do hereby Convey to  
James R. Munson and Joyce P. Munson, husband and wife, as joint tenants with rights of survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:

See attached Exhibit "A".

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: \_\_\_\_\_

POLK COUNTY, SS:

On this 21st day of July,  
19 99, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
John B. Cabanis, single,

*John B. Cabanis*  
\_\_\_\_\_  
John B. Cabanis (Grantor)

(Grantor)

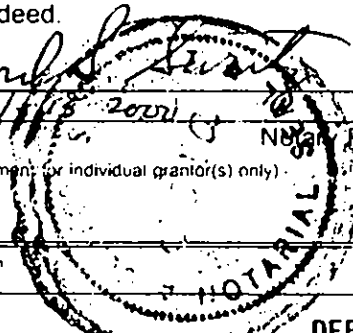
to me known to be the identical persons named in  
and who executed the foregoing instrument and  
acknowledged that they executed the same as their  
voluntary act and deed.

(Grantor)

*Clifford S. Swartz*  
*Notary Public*  
\_\_\_\_\_  
Notary Public (Grantor)

(Grantor)

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



## LEGAL DESCRIPTION:

Parcel "B", located in the Southwest Quarter of the Southwest Quarter of Section 36, Township 76 North, and in the Northwest Fractional Quarter of the Northwest Quarter of Section 1, Township 75 North, both in Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southwest corner of Section 36, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East, 291.79 feet along the West line of the Southwest Quarter of the Southwest Quarter of said Section 36; thence South 88°39'02" East, 588.30 feet to a point on the West right-of-way (R.O.W.) line of County Road R-34; thence South 23°29'18" West, 850.50 feet along said R.O.W. line to a point on the centerline of an unpaved County Road; thence North 73°44'10" West, 213.71 feet along said centerline to a point on the West line of the Northwest Fractional Quarter of the Northwest Quarter of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 0°20'18" West, 842.57 feet along the West line of the Northwest Fractional Quarter of the Northwest Quarter of said Section 1 to the Point of Beginning. Said Parcel contains 7.950 acres, including 0.167 acres of County Road right-of-way.