

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

Gordon K. Darling ISBA # 000001158

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

56,000

REAL ESTATE TRANSFER
TAX PAID

28

STAMP #

\$ 88.80

Michelle Utsler
RECORDER

6-14-99 Madison
DATE COUNTY

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RECORDED

INDEXED

FILED NO. 5078

BOOK 141 PAGE 578

99 JUN 14 PM 1:10

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 500

ADD \$ 500

REF. \$ 100

Preparer Information: Gordon K. Darling, 53 Jefferson Street, Winterset, IA 50273-0088, (515) 462-2442



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One and no/100 (\$1.00)

Dollar(s) and other valuable consideration,

Thelma Coffman, single

do hereby Convey to
Kimbra D. Ballard

the following described real estate in Madison County, Iowa:

Parcel "A", located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 454 on June 2, 1999 in the Office of the Recorder of Madison County, Iowa.



RESERVATION OF DRIVEWAY EASEMENT: Grantor hereby reserves to herself, her grantees and assigns, a permanent, non-exclusive easement for ingress and egress, along and upon the presently existing driveway running in a north-south direction across the above described real estate, for the use and benefit of grantor's remaining real estate adjacent to the above described real estate on its south and east, to wit: NE1/4 SW1/4 of Section 22; West 20 acres of the N1/2 SE1/4 of Section 22; S1/2 NE1/4 of Section 22, and the West 23 acres of the S1/2 NW1/4 of Section 23, all in Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, excluding the real estate first described and being conveyed by this Warranty Deed.

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: June 10, 1999

ss:

MADISON COUNTY,
On this 10th day of June
19 99, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Thelma Coffman, By T. Edgar Coffman,
agent under power of attorney

Thelma Coffman
By T. Edgar Coffman, P.O.A. (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)

Gordon K. Darling



Notary Public

(Grantor)