

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

Jerrold B. Oliver ISBA # 04132

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

COMPUTER
RECORDED
INDEXED

FILED NO. **000419**

BOOK 141 PAGE 742

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

99 JUL 29 PM 1:47

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

FRONELLE M. OLIVER
RECORDER
MADISON COUNTY IOWA
Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE
Dollar(s) and other valuable consideration,
NICKOLAS L. BOYLE and BEVERLY A. BOYLE, Husband and Wife,

do hereby Convey to
NICKOLAS L. BOYLE and BEVERLY A. BOYLE,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

SEE DESCRIPTION OF REAL ESTATE ATTACHED HERETO AND MARKED EXHIBIT "A".

The consideration for this Deed is less than \$500. Therefore, no Declaration of Value or Groundwater
Statement is required.

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: July 28, 1999

On this 28 day of July,
19 99, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Nickolas L. Boyle and Beverly A. Boyle

Nickolas L. Boyle
Nickolas L. Boyle (Grantor)

Beverly A. Boyle
Beverly A. Boyle (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.

Jerrold B. Oliver
Notary Public

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

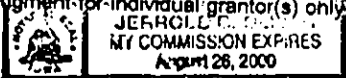


EXHIBIT "A"

Description of Real Estate

Tract #2:

The South 110 Acres of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract described as follows: Commencing at the Northeast Corner of the South 110 Acres of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., running thence South five (5) chains, thence West six (6) chains, thence North five (5) chains, thence East six (6) chains to the point of beginning, AND EXCEPT a tract described as follows: Commencing at a point 458 feet North of the Southeast Corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., thence West 340 feet, thence North 246 feet, thence West 52 feet, thence North 263 feet, thence East 255 feet, thence North 47 feet, thence East 137 feet to the East line of said Northeast Quarter (NE $\frac{1}{4}$), thence South along the East line of said Northeast Quarter (NE $\frac{1}{4}$) 556 feet to the point of beginning

Tract #3:

The East Half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa