

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

JOHN E. CASPER ISBA # 00000816

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

REAL ESTATE TRANSFER
TAX PAID 27
STAMP # 20
\$ 135
Michelle Utol
RECORDER
8-19-99 Madison
DATE COUNTY

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

FILED NO. 729
BOOK 141 PAGE 776
99 AUG 19 PM 1:42
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information: JOHN E. CASPER 223 E. COURT AVENUE, P.O. BOX 67 WINTERSET, IOWA 50273-0067 (515) 462-4912
Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of EIGHTY-FIVE THOUSAND AND NO/100 (\$85,000.00) Dollar(s) and other valuable consideration,
HARVEY W. HANDLEY and MABEL I. HANDLEY, husband and wife

do hereby Convey to
MICHAEL D. CLARK, a single person

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

All that part of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) lying East of the center of U. S. Highway No. 169 and lying South and East of the present main channel of North River in Section Twelve (12), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and more specifically described as follows, to-wit: Commencing at the East Quarter (1/4) Corner of said Section Twelve (12) which is the point of beginning, running thence North 771.6 feet along the section line to the center of the main channel of North River, thence South 70°18' West 110.0 feet along said channel, thence South 21°00' West 98.0 feet, thence South 13°48' East 230.0 feet, thence South 21°27' West 248.0 feet, thence South 62°00' West 300.0 feet, thence South 74°47' West 110.0 feet, thence North 64°29' West 170.9 feet, thence South 20°48' West 72.0 feet along the easterly right-of-way line of U. S. Highway No. 169, thence South 88°00' East 725.7 feet along the South line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12) to the point of beginning, containing 3.1327 acres,



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: May 18, 1999

SS:

MADISON COUNTY,

On this 18th day of May, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared HARVEY W. HANDLEY and MABEL I. HANDLEY,

Harvey W. Handley
HARVEY W. HANDLEY (Grantor)

Mabel I. Handley
MABEL I. HANDLEY (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.

John E. Casper
Notary Public

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

(Grantor)

(Grantor)