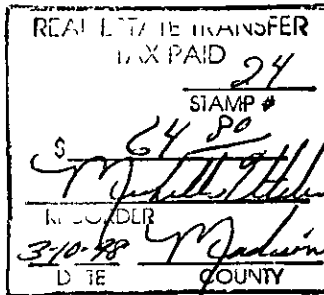


REC \$ 10.00
AUD \$ 5.00
RMF \$ 1.00COMPUTER ☒
RECORDED ☒
COMPARED ☒FILED NO 3373
BOOK 138 PAGE 681

98 MAR 10 PM 2:18

MICHELLE UTSLER
RECORDER
MADISON COUNTY IOWAPreparer Information Gordon K. Darling, Jr. 53 Jefferson Street Winterset, IA 515/462-2442
Individual's Name Street Address City Phone

WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDERFor the consideration of Forty One Thousand & No/100----- (\$41,000.00)
Dollar(s) and other valuable consideration,
Alan Dickson Ball and Jeanie M. Ball, husband and wife,do hereby Convey to
Robert Bernard Crase and Kimberly Renee Crase,as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa

*See attached legal description.

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 IDAHODated 23 Feb 98Banner COUNTY, SSOn this 23rd day of February,
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Alan Dickson Ball and Jeanie M. BallAlan Dickson Ball (Grantor)Jeanie M. Ball (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)

[Signature]
Notary Public

(Grantor)

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

BALL TO CRASE WARRANTY DEED

LEGAL DESCRIPTION

The East Forty-two (42) acres of the West Fractional Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-one (31) in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P M, Madison County, Iowa, **EXCEPT** a tract of land described as beginning at the Southeast Corner of the Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section 31, Township 77 North, Range 27 West of the 5th P M, thence along the East line of said Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section 31, North 00°38'48" West 1308 50 feet, thence South 89°27'06" West 332 90 feet, thence South 00°38'48" East 1308 50 feet to the South line of said Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) thence along said South line North 89°27'06" East 332 90 feet to the point of beginning, said excepted tract containing 10 000 acres, **AND EXCEPT** all that part of the following described tract of land which is contained therein Commencing at the Northwest corner of Section 31, Township 77 North, Range 27 West of the 5th P M, thence South 89°28'12" East 759 80 feet along the North line of the Northwest Quarter (1/4) of said Section 31, to the point of beginning Thence South 18°24'39" West 571 48 feet, thence North 89°42'39" East 212 20 feet, thence South 01°12'09" East 192 92 feet, thence South 89°57'12" East 690 31 feet to the East line of the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of said Section 31, thence North 00°48'45" West 734 67 feet to the Northeast corner of the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of said Section 31, thence North 90°00'00" West 715 65 feet to the point of beginning, said excepted tract containing a total of 13 12 acres

