40,000

IOWA REALTY CO. 3501 WESTOWN PARKWAY WEST DES MOINES, IA 50266

REAL ESTATE TRANSFER TAX PAID	
STAMP	COMPUTER
Wichelle Ittoler	COMPARED
2-11-98 Malison DATE COUNTY	REC \$ 10 00
	AUD \$ 55

FILED NO 2956

BOOK 138 PAGE 513

98 FEB | | P| | 2 · | 16

MICHELLE UTSLLIV
RECORDER
MADISON COUNTY IOWA

PREPARED BY L HAYNES, MIDLAND ESCROW, 3501 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 224-6235

SPACE ABOVE THIS LINE FOR RECORDER

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS In consideration of the sum of <u>ONE</u> Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, EVERETT G. MILLER, JR. AND MARCIA K. MILLER, HUSBAND AND WIFE hereby convey unto JO BOULWARE, A SINGLE PERSON the following described real estate, situated in MADISON County, Iowa

## SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

## SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate, that they have good and lawful authority to sell and convey the same, that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated, and they covenant to warrant and defend said 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 such 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

Dated JANUARY, 7, 1998

EVERETT G. MILLER, JR.

MARCIA K MILLER

STATE OF IOWA

)SS.

**COUNTY OF MADISON** 

On this <u>1</u> day of <u>JANUARY</u>, A D 199<u>8</u>, before me, a Notary Public in and for the State of Iowa, personally appeared **EVERETT G. MILLER, JR. AND MARCIA K. MILLER, HUSBAND AND WIFE**, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed

STEVEN R WEEKS
MY COMMISSION EXPIRES
7/30/99

Notary Public in and for Said State

## **EXHIBIT "A"**

PARCEL "D", LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 76 NORTH, RANGE 27 WEST OF THE 5<sup>TH</sup> P M, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 76 NORTH, RANGE 27 WEST OF THE 5<sup>TH</sup> P M, MADISON COUNTY, IOWA, THENCE SOUTH 0°03'15" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, 1781 25 FEET, THENCE SOUTH 87°37'10" EAST ALONG THE CENTERLINE OF AN UNPAVED COUNTY ROAD, 440 01 FEET, THENCE NORTH 0°04'00" EAST, 1808 03 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, THENCE SOUTH 88°53'35" WEST ALONG AN EXISTING FENCE LINE WHICH IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, 440 13 FEET TO THE POINT OF BEGINNING SAID PARCEL CONTAINS 18 121 ACRES, INCLUDING 0 357 ACRES OF COUNTY ROAD RIGHT-OF-WAY