

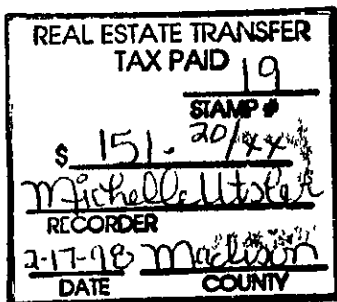
THE IOWA Official Form

NOTATION

ISBA# 00454

FOR THE LEGAL USE OF THIS FORM (8/81)

3010



REC \$ 10<sup>00</sup>

AUD \$ 5<sup>00</sup>

R.M.F. \$ 1<sup>00</sup>

COMPUTER

RECORDED

COMPARED

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MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information

Dean R. Nelson  
Individual's Name

P.O. Box 370  
Street Address

Earlham, IA 50072 (515) 758-2267  
City Phone

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ---Ninety-five Thousand Dollar(s) and other valuable consideration, BENJAMIN W. BEAMAN and KANDI J. BEAMAN, husband and wife,

do hereby Convey to DARRELL D. ADAMS and MARILYN K. ADAMS, husband and wife,

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

For the legal description, see Exhibit "A" attached hereto and by this reference incorporated herein.

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 February 12, 1998

MADISON COUNTY, ss

On this 12 day of February 19 98 before me, the undersigned, a Notary Public, in and for said State, personally appeared Benjamin W. Beaman and Kandi J. Beaman

Benjamin W. Beaman (Benjamin W. Beaman) (Grantor)

Kandi J. Beaman (Kandi J. Beaman) (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

Robert J. Kruss (Robert J. Kruss) Notary Public (Grantor)

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

EXHIBIT "A"

Parcel "A" in the Northeast Quarter (¼) of Section Fifteen (15), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P M , Madison County, Iowa more particularly described as follows Commencing at the Northeast Corner of Section Fifteen (15), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P M , Madison County, Iowa, thence South 00°00'00" East 71 28 feet along the East line of the Northeast Quarter (¼) of said Section 15 to the Point of Beginning, thence continuing South 00°00'00" East 640 47 feet along said East line, thence South 86°07'32" West 215 37 feet, thence North 74°26'28" West 92 16 feet, thence South 84°18'31" West 354 90 feet, thence South 23°23'20" West 218 41 feet, thence South 26°21'51" West 384 34 feet, thence North 87°52'24" West 398 12 feet along the line of an existing fence, thence South 00°13'30" West 724 96 feet along the line of an existing fence, thence South 89°25'42" West 1307 40 feet along an existing fence to a Point on the West line of the Northeast Quarter (¼) of said Section 15, thence North 00°00'11" East 2019 72 feet along said West line to the North Quarter Corner of said Section 15, thence South 89°40'28" East 2558 04 feet along the North line of the Northeast Quarter (¼) of said Section 15 which is the centerline of County road, thence South 07°10'50" East 68 49 feet, thence South 86°12'25" East 55 67 feet to the Point of Beginning containing 90 658 acres including 2 415 acres of county road right of way,

