

COMPUTER
RECORDED
COMPARED
REC \$ 10.00
AUD \$ 5.00
R.M.F. \$ 1.00

FILED NO. 4945
BOOK 139 PAGE 149
98 MAY 28 AM 11:23
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information G. Stephen Walters, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of _____ GIFT
Dollar(s) and other valuable consideration,
RICHARD P. WILLIAMS, an unmarried person,

do hereby Convey to
JOHN H. WILLIAMS and DEBBIE WILLIAMS,

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

The real property described on the attached and incorporated Exhibit "A" Plat

This deed also conveys an Easement for the use of a well located approximately 50 feet South of the middle of the center of the South boundary of the above described property. The right to the use of this well shall be a right to the equal use of the well with the owner of the real property on which the well is located. The Grantees, under this deed, shall also have the right to construct, reconstruct and maintain the well and waterline leading from the well to the real property described on the attached Exhibit "A". The construction, reconstruction or maintenance of the well shall be paid for one-half by the owner or owners of the two properties. The cost of construction, reconstruction or maintenance of the waterline leading to the real property described on the attached Exhibit "A" shall be the sole expense of the owner or owners of the real property described on the attached Exhibit "A". This Easement shall run with the land and be binding on the parties and their successors and assigns. The Grantees' acceptance of the terms of this Easement is indicated by the recording of this deed.

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 28, 1998
SS:

_____ MADISON _____ COUNTY, _____
On this 28 day of May,
19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared
Richard P. Williams _____ (Grantor)

_____ (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)

Journal Keenan
Carol Keenan
Notary Public _____ (Grantor)

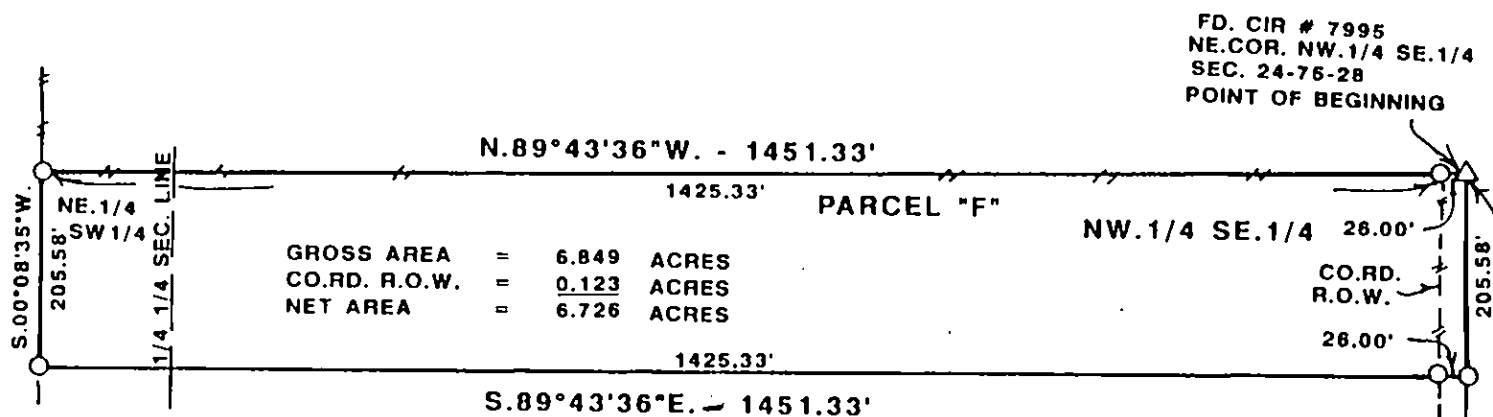
(This form of acknowledgment for individual grantor(s) only)

*Amended Deed 7-1-98
See Deed Rec 139-273*

VANCE & HOCHSTETLER, P.C. CONSULTING ENGINEERS, WINTERSET, IOWA (515)462-3995
CHARLES T. VANCE 110 WEST GREEN ST., WINTERSET, IOWA 50273
JAMES M. HOCHSTETLER, 110 WEST GREEN ST., WINTERSET, IOWA 50273

*Corrected to 9-98
from Plat 5-26-97*

PLAT OF SURVEY FOR JOHN & DEBBIE WILLIAMS OF PROPERTY OWNED BY
VIOLA WILLIAMS IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER
AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 75 NORTH, RANGE 28 WEST OF THE 5TH P.M.,
MADISON COUNTY, IOWA.



GROSS AREA	=	6.849	ACRES
CO.RD. R.O.W.	=	0.123	ACRES
NET AREA	=	6.726	ACRES

AREA TABLE
NW.1/4 SE.1/4

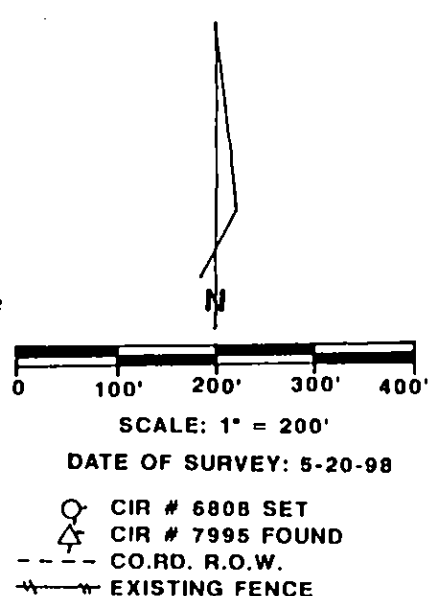
GROSS AREA	=	6.233	ACRES
CO.RD. R.O.W.	=	0.123	ACRES
NET AREA	=	6.110	ACRES

NE.1/4 SW.1/4
AREA = 0.616 ACRES

LEGAL DESCRIPTION:

Parcel "F" in the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter of Section 24, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 24, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 89°43'36" West 1451.33 feet along the North line of said Northwest Quarter of the Southeast Quarter extended; thence South 00°08'35" West 205.58 feet; thence South 89°43'36" East 1451.33 feet to the East line of said Northwest Quarter of the Southeast Quarter; thence North 00°08'35" East 205.58 feet to the Point of Beginning containing 6.849 acres including 0.123 acres of County Road Right-of-way.

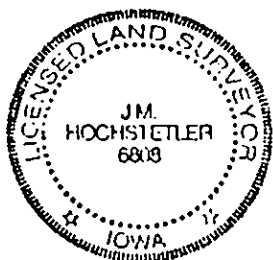


DATE OF SURVEY: 5-20-98

- CIR # 6808 SET
- △ CIR # 7995 FOUND
- CO.RD. R.O.W.
- EXISTING FENCE

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

J.M. Hochstetler
 J.M. HOCHSTETLER
 License number 6808 Date 5/22/98
 My license renewal date is December 31, 1999.
 Pages or sheets covered by this seal: 1



FD. CIR #7995
SE. COR.
NW.1/4 SE.1/4
SEC. 24-75-28

EXHIBIT "A"