AUD \$ 5.00 R.M.F. \$ / 00

FIRST REALTY 3501 WESTOWN PARKWAY WEST DES MOINES, IA 50266 REAL ESTATE TRANSFER
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COUNTY

FILED NO. 5005

BOOK 139 PAGE 164

98 JUN - 1 PH 3: 28

MICHELLE UTSLER RECORDER MADISON COUNTY, IDWA

PREPARED BY: MIDLAND ESCROW SERVICES, 3501 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 222-4682

229,900

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, RICK L. MADDUX AND CYNTHIA A. MADDUX, HUSBAND AND WIFE, hereby convey unto MARK A. STADTLANDER AND CYNTHIA L. STADTLANDER, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real estate, situated in MADISON County, Iowa:

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 5/15 1

By: Jack of Madely

By: Cynthia 9- Maddux
CONTHIA A. MADDUX

STATE OF IOWA

)SS.

COUNTY OF POLK

Votary Public in and for Said State

JANET M. MILLER
MY COMMISSION EXPIRES

Parcel D located in the Northwest Quarter (1/4), the Northeast Quarter (1/4), the Southwest Quarter (1/4) and the Southeast Quarter (1/4) of Section Three (3). Township Seventy-six (76) North, Range Twenty-seven (27) West of the Fifth Principal Meridian described as follows: Commencing at the southwest corner of the Northwest Quarter (1/4) of said Section Three (3); thence on an assumed bearing of South 89°51'52" East along the south line of the Northwest Quarter (1/4) of said Section Three (3) a distance of 1423.56 feet to the centerline of a Madison County Highway and the point of beginning; thence northeasterly 13.28 feet along said centerline and a curve concave northwesterly and not tangent with the last described line, said curve has a radius of 1170.58 feet, a central angle of 00°39'00", and a chord 13.28 feet in length bearing North 81°46'36" East; thence North 81°27'09" East along said centerline 969.19 feet; thence northeasterly 324.47 feet along said centerline and a tangential curve concave to the northwest and having a radius of 402.08 feet, a central angle of 46°14'14" and a chord 315.74 feet in length bearing North 58°20'02" East; thence North 35°12'55" East along said centerline 398.05 feet; thence South 44°47'24" East 647.03 feet; thence South 20°41'40" West 423.64 feet; thence South 78°38'51" West 1872.00 feet: thence North 04°44'36" West 579.20 feet to the centerline of a Madison County Highway: thence northeasterly 107.80 feet along said centerline and a curve concave northwesterly and not tangent with the last described line, said curve has a radius of 1170.58 feet, a central angle of 05°16'35", and a chord 107.76 feet in length bearing North 84°44'26" East to the south line of the Northwest Quarter (1/4) of said Section Three (3) and the point of beginning. Said tract contains 27.00 acres and is subject to a Madison County Highway Easement over the northerly 1.38 acres thereof,

