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FILED NO. 5060
BOOK 139 PAGE 173
98 JUN -4 PM 2:07

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

REC \$ 10 *OK*
AUD \$ 5 *OK*
R.M.F. \$ 1 *OK*

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: MIDLAND ESCROW, 409 N. JEFFERSON, INDIANOLA, IA 50125 515-961-6810

\$40,000

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **REX L. UTSLER AND KAREN K. UTSLER, HUSBAND AND WIFE** hereby convey unto **MARTIN E. MCDONALD AND DIANE K. MCDONALD, 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:

SEE ATTACHED EXHIBIT "A"

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.

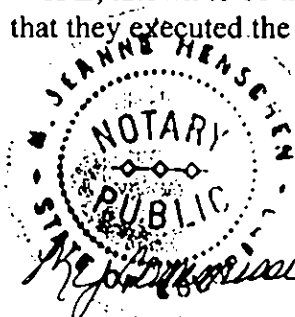
Dated June 2, 1998.

By: [Signature]
REX L. UTSLER

By: [Signature]
KAREN K. UTSLER

STATE OF COLORADO)
City and Denver)SS.
COUNTY OF Denver)

On this 2nd day of June, A.D. 1998, before me, a Notary Public in and for the State of Colorado, personally appeared **REX L. UTSLER AND KAREN K. UTSLER, 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.



[Signature]
Notary Public in and for Said State

My Commission Expires: 6-02-2002

EXHIBIT "A"

The Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-one (31) Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, Except Parcel "A", located in that part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the northeast corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section 31; thence on an assumed bearing South 00°00'00" West along the east line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4) a distance of 270.00 feet; thence South 89°25'28" West 800.00 feet; thence North 00°00'00" West 270.00 feet; thence North 89°25'28" East 800.00 feet to northeast corner of said Northwest Quarter (1/4) of the Northeast Quarter (1/4) and the point of beginning. Said tract contains 4.96 acres and is subject to Madison County Highway Easement over the easterly 0.24 acres thereof.