DEED_RECORD_138 770 250,000 REAL ESTATE TRAINSFER **IOWA REALTY CO, INC.** FILED NO STAMP # **3501 WESTOWN PARKWAY** BOOK 138 PAGE 770 WEST DES MOINES, IA 50266 98 APR -2 PH 3: 09 COMPUTER RECORDED MICHELLE UTSLEI COMPARED MADISON COUNTY INWI PREPARED BY Susan Patava, Midland Escrow, 3501 Westown Parkway, West Des Moines, Iowa 50266, 515-224-6264

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 Keith P Winey and Diane Winey, husband and wife, hereby convey unto Robert H Major and Jacquiline E Major, 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 Exhibit "A" attached

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 oi plural number, and as masculine or feminine gender, according to the context

Dated STATE OF)SS. COUNTY OF ___, AD 1995 before me, a Notary Public in and for the State of Towa , personally appeared, Keith P Winey and Diane Winey, 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



EXHIBIT "A"

Parcel"A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence along the East line of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Nineteen (19), South 00'00'00" 782.54 feet; thence South 89'54'20" West 863.16 feet; thence North 01'53'50" West 329.77 feet; thence North 84'35'11" East 23.99 feet; thence North 11'14'42" East 187.76 feet; thence North 09'57'02" West 90.86 feet; thence North 11'09'48" East 95.71 feet to the North line of said Northeast Quarter (1/4) of the Northeast Quarter (1/4); thence, along said North line, North 84'02'44" East 815.16 feet to the Point of Beginning. Said Parcel "A" contains 14.362 acres including 0.592 acres of county road right of way,