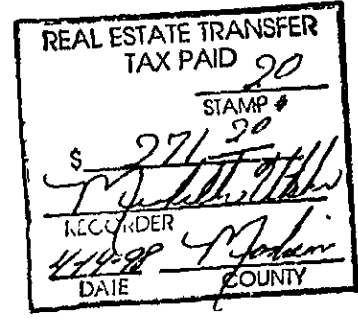


170,000

DEED RECORD 138

REC \$ 10.00
AUD \$ 5.00
RMF \$ 1.00



FILED NO 3960

BOOK 138 PAGE 824

98 APR 14 PM 2:34

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

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

PREPARED BY L HAYNES, MIDLAND ESCROW, 409 N JEFFERSON, INDIANOLA, IA 50125 515-961-6810
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, EVERETT G. MILLER AND MARCIA K. MILLER, HUSBAND AND WIFE hereby convey unto STEVEN LUNEBURG AND LINDA LUNEBURG, 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 APRIL, 8, 1998

By Everett G. Miller
EVERETT G. MILLER

By Marcia K. Miller
MARCIA K. MILLER

STATE OF IOWA)
)SS.
COUNTY OF MADISON)

On this 8 day of APRIL, A D 1998, before me, a Notary Public in and for the State of Iowa, personally appeared EVERETT G. MILLER AND MARCIA K. MILLER, 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

Steven R Weeks
Notary Public in and for Said State



EXHIBIT "A"

Parcel "C" located in the Southwest Quarter of the Southwest Quarter of Section 11, Township 76 North, Range 27 West of the 5th P M , Madison County, Iowa, more particularly described as follows Commencing at the Southwest corner of Section 11, Township 76 North, Range 27 West of the 5th P M , Madison County, Iowa, thence North 0°03'15" East along the West line of the Southwest Quarter of the Southwest Quarter of said Section 11, 359 18 feet to the Point of Beginning, thence North 89°40'18" East along a projection of an existing fence line, 1319 26 feet to a point on the East line of the Southwest Quarter of the Southwest Quarter of said Section 11, thence North 0°04'37" East along the East line of the Southwest Quarter of the Southwest Quarter of said Section 11, 377 04 feet, thence North 87°37'10" West along the centerline of an unpaved County Road, 1320 47 feet to a point on the West line of the Southwest Quarter of the Southwest Quarter of said Section 11, thence South 0°03'15" West along the West line of the Southwest Quarter of the Southwest Quarter of said Section 11, 439 45 feet to the Point of Beginning Said Parcel contains 12 364 acres, including 1 318 acres of County Road right-of-way