

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

REAL ESTATE TRANSFER
TAX PAID 46
STAMP #
\$ 23.20
[Signature]
RECORDER
5-19-98
DATE COUNTY

FILED NO. 4570
BOOK 62 PAGE 470
98 MAY 19 PH 2:27
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information LEONARD M. FLANDER 223 EAST COURT AVE, P.O. BOX 67 WINTERSET, IA
Individual's Name Street Address City 462-4912 Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of FIFTEEN THOUSAND DOLLARS (\$15,000.00)
Dollar(s) and other valuable consideration,
Ava Boyle and Jerald M. Boyle, wife and husband,

do hereby Convey to
Gary L. Spencer and Donna Spencer, husband and wife,

the following described real estate in Madison County, Iowa:

Parcel "B" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Nine (9), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., City of Macksburg, Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of Outlot 12 of W.O. Lee's Addition to the City of Macksburg, Madison County, Iowa; thence South 89°37'05" West 78.00 feet; thence North 00°18'43" East 381.35 feet to Point of Beginning; thence continuing North 00°18'43" East 781.32 feet; thence South 89°52'46" East 764.00 feet along an existing fence; thence South 00°18'27" East 619.82 feet to the Southeast Corner of Block 2 of Thomas and Mahala Kirkland's Addition; thence South 89°57'32" West 555.85 feet along the North line of Grant Street to the Southeast Corner of Outlot 2 of W.O. Lee's Addition; thence North 00°18'46" East 105.00 feet to the Northeast Corner of Outlot 1 of W.O. Lee's Addition; thence North 89°52'05" West 137.71 feet to the Northwest Corner of said Outlot 1; thence South 00°18'43" West 265.00 feet to the Southwest Corner of Outlot 5 of W.O. Lee's Addition; thence North 89°52'05" West 78.00 feet to the Point of Beginning containing 10.897 Acres

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.

Ss: Iowa COUNTY,
Madison COUNTY,
this 19th day of May,
1998, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Ava Boyle and Jerald M. Boyle

Dated: May 18, 1998

Ava Boyle
Ava Boyle (Grantor)

Jerald M. Boyle
Jerald M. Boyle (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.

Leonard M. Flander
LEONARD M. FLANDER
Notary Public

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

(Grantor)

(Grantor)