

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

REAL ESTATE TRANSFER
TAX PAID
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STAMP #
\$399 70
Michelle Utzler
RECORDED
12-30-98
Madison

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COMPARED

FILED NO. 2663
BOOK 139 PAGE 889
98 DEC 30 AM 11:39
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: D. VELNER, MIDLAND ESCROW, 3501 WESTOWN PKWY., WEST DES MOINES, IOWA 50266 453-6211

249,900

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

REC: 10
AUD: 5
R.M.F. \$ 10

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 Kenneth L. Schaefer and Lydia M. Schaefer, husband and wife hereby convey unto Roger L. Schlueter and Margaret M. Schlueter, 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 or plural number, and as masculine or feminine gender, according to the context.

Signed this 26th day of December, 1998.

Kenneth L. Schaefer
Kenneth L. Schaefer

Lydia M. Schaefer
Lydia M. Schaefer

STATE OF Iowa)
)SS.
COUNTY OF Polk)

On this 26th day of Dec, A.D. 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Kenneth L. Schaefer and Lydia M. Schaefer, husband and wife, known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for Said State
Notary Public in and for Said State

EXHIBIT "A"

A parcel of land in the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northwest corner of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence South $89^{\circ}28'12''$ East 759.80 feet along the North line of the Northwest Quarter ($\frac{1}{4}$) of said Section Thirty-one (31), to the point of beginning, thence South $18^{\circ}24'39''$ West 571.48 feet; thence North $89^{\circ}42'39''$ East 212.20 feet; thence South $01^{\circ}12'09''$ East 192.92 feet; thence South $89^{\circ}57'12''$ East 690.31 feet to the East line of the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Thirty-one (31); thence North $00^{\circ}48'45''$ West 734.67 feet to the Northeast corner of the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Thirty-one (31); thence North $90^{\circ}00'00''$ West 715.65 feet to the point of beginning. Said parcel contains 13.12 acres.

