

50,000

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA# 04540

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return to:
MIDWEST GROCERS CREDIT UNION
P.O. BOX 7780
DES MOINES, IA 50322

REAL ESTATE TRANSFER
TAX PAID
17
STAMP
\$ 95
Michelle Stales
RECORDER
5-8-95
DATE COUNTY

COMPUTER 5.00
RECORDED 5.00
COMPARED 1.00

FILED NO. 2876
BOOK 134 PAGE 314
95 MAY -8 PH 3: 39
MICHELLE ULSER
RECORDER
MADISON COUNTY, IOWA

REC \$ ✓
AUD \$ ✓
R.M.F. \$ ✓

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,
WILLIAM L. LAIDLAW (also known as W. Laidlaw and William Laidlaw) and
SANDRA LAIDLAW (also known as Sandra J. Laidlaw), husband and wife

do hereby Convey to
PAUL COURTNEY (also known as John Paul Courtney) and
VALERIE K. COURTNEY (also known as Val Courtney), husband and wife

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

A parcel of land located in the North Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence, along the East line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4), South 0°00'00" 314.87 feet; thence South 79°06'19" West 768.58 feet; thence South 16°00'42" West 92.26 feet; thence South 38°29'09" West 251.61 feet; thence South 72°16'54" West 321.05 feet; thence South 02°22'15" West 303.99 feet; thence South 90°00'00" West 391.74 feet; thence North 00°00'00" 321.21 feet to the centerline of Middle River; thence, along said centerline, North 80°21'00" East 103.01 feet; thence North 76°38'11" East 293.30 feet; thence North 75°48'06" East 285.80 feet; thence North 35°06'57" East 183.97 feet; thence North 16°37'58" East 92.26 feet; thence North 19°28'50" East 132.29 feet; thence North 49°30'48" East 140.00 feet; thence North 64°37'25" East 282.24 feet; thence North 74°01'43" East 290.30 feet to the North line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4); thence, departing said centerline of Middle River and along said North line, North 84°39'53" East 166.70 feet to the Point of Beginning. Said parcel of land contains 10.000 acres, including 0.240 acres of county road right of way.

Subject to and together with any easements of record, if any.

This Deed is given in fulfillment of the Real Estate Contract dated October 1, 1989 from Grantors to Grantees filed February 22, 1990 in Deed Record 126, page 394 in the office of the Madison County, Iowa Recorder.

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.

STATE OF IOWA,
Polk COUNTY, ss:

Dated: _____

On this 4th day of May,
199 5, before me, the undersigned, a Notary Public in and for said State, personally appeared William L. Laidlaw (aka W. Laidlaw and William Laidlaw) and Sandra Laidlaw (aka Sandra J. Laidlaw, husband and wife
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.

William L. Laidlaw (Grantor)
(aka W. Laidlaw and William Laidlaw)
Sandra Laidlaw (Grantor)
(aka Sandra J. Laidlaw)

(Grantor)

(Grantor)

Delores C. Burns
Notary Public

(This form of acknowledgment for individuals (grantors) only)
OFFICIAL SEAL
DELORES C. BURNS
NOTARY PUBLIC - IOWA
MY COMMISSION EXPIRES
4-26-97