

AFTER RECORDING RETURN TO:  
Kenneth W. Rittgers  
8350 Hickman Road, Suite 14  
Des Moines, Iowa 50325

Prepared by: Kenneth W. Rittgers, Attorney at Law, 8350 Hickman Rd. Ste. 14, Des Moines, IA 50325

**WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Jack A. Cavanah and Marjorie S. Cavanah, husband and wife** do hereby Convey to **Jack A. Cavanah** the following described real estate in Madison County, Iowa:

See attached Exhibit "A".

AND

See attached Exhibit "B".

Exemption No. 11 - Between husband and wife.

FILED NO. 1382

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MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

REC. \$ 15.00

ADD. \$ 20.00

R.M.F. \$ 1.00

COMPUTER   
RECORDED   
COMPARED

Grantors do hereby Covenant with grantee, 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.

Dated: 10/25/95

Jack A. Cavanah  
Jack A. Cavanah

Marjorie S. Cavanah  
Marjorie S. Cavanah

STATE OF IOWA, POLK COUNTY, ss:

On this 25<sup>th</sup> day of October, 1995, before me the undersigned, a Notary Public in and for said State, personally appeared Jack A. Cavanah and Marjorie S. Cavanah, husband and wife, to me known to be the identical personal named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Patricia E. Hamilton  
Notary Public

## EXHIBIT "A"

The Southeast Quarter (1/4) and the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Four (4); the North Half (1/2) of the Northeast Quarter (1/4), the East Half (1/2) of the Northwest Quarter (1/4), and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Nine (9), all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT beginning at a point 13 feet West of the Northwest corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Four (4), thence East 190 feet, thence South, 11°59' West, 734.5 feet, thence North 78°01' West, 405 feet, thence Northeasterly along the centerline of the present road to the point of beginning, and containing 5 acres, more or less, the North line of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Four (4) being assumed to bear due East and West, AND EXCEPT that part of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) and that part of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Four (4), and that part of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Nine (9), all of which lies West of the County road, containing 40.20 acres, more or less, AND EXCEPT a parcel of land located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence along the North line of said Southeast Quarter (1/4) South 86°48'53" West 138.46 feet to the Point of Beginning; thence South 35°19'22" West 434.19 feet; thence South 36°38'31" West 536.25 feet; thence North 76°46'06" West 508.75 feet to the centerline of a county road; thence along said centerline North 01°38'49" East 421.90 feet to the beginning of a curve concave Southeasterly; thence Northeasterly 304.17 feet along said curve, having a radius of 204.64 feet, a central angle of 85°10'04" and a chord bearing North 44°13'41" East 276.93 feet; thence continuing along said centerline North 86°48'53" East 862.37 feet to the Point of Beginning, containing 12.444 acres, including 1.434 acres of county road right-of-way; AND EXCEPT a 20 foot wide water line and well easement located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, the centerline of which is more particularly described as follows: Commencing at the Southeast corner of the above-described 12.444 acre parcel of land; thence along the Southerly line of said parcel North 76°46'06" West 90.00 feet to the point of beginning of said centerline of a 20 foot wide easement; thence South 32°19'37" West 669.56 feet to the termination of said centerline of easement

EXHIBIT "B"

The West Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) and the West 2.56 acres of the Southeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Twenty-eight (28); and the East Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-eight (28) and the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Thirty-three (33) and a tract of land described as follows, to-wit: Commencing 10.8 rods West of the Northeast corner of the Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Thirty-three (33), thence West to the Northwest corner of said 40 acre tract, thence South 6.6 rods, thence East parallel with the North line of said 40 acre tract to a point 6.6 rods South of the place of beginning, thence North to the place of beginning, except the following described tract: - Commencing at a point 6.6 rods South of the Northwest corner of the Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirty-three (33), thence North to the North Branch of North River in said Section Twenty-eight (28), thence following said stream in a Southeasterly direction to a point 284 feet East of the Northwest corner of the East Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirty-three (33), thence following said stream in a Southerly direction to a point 356 feet East of the Northwest corner of said Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ), thence following said stream in a Southerly direction to a point 6.6 rods South of the North line of said last described 40-acre tract, thence West to the point of beginning, estimated to contain 9.2 acres, more or less; and a tract described as follows, to-wit: Commencing at the Southwest corner of the Northwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Thirty-three (33), running thence West 10.8 rods, thence South 10.6 rods to North Branch, thence in a Northeasterly direction with the meanderings of said creek to a point 12 rods East of the place of beginning, thence West to the place of beginning; and the Northwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Thirty-three (33), except that part thereof lying South and East of the center of the public highway as the same extends across said 40 acre tract; and all that part of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Thirty-three (33) lying and being North and West of the Present public highway as the same now runs through said 40 acre tract; all in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa,