

FILED NO. 2541
BOOK 136 PAGE 100
96 MAR 19 PM 3:43
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
(515) 758-2267

Preparer Information Dean R. Nelson P.O. Box 370 Earlham, IA 50072 (515) 758-2267
Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

REC \$ 10.00
AUD \$ 10.00
R.M.E. \$ 1.00

For the consideration of ---Thirty Thousand
Dollar(s) and other valuable consideration,
GLADYS L. BEAMAN, a single person,

do hereby Convey to
A. NEAL DAY and MARILYN M. DAY, 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:

See Legal Description attached hereto and by this reference incorporated herein.

This deed is given in complete fulfillment of a real estate contract dated
January 9, 1988, and filed of record January 20, 1988, in Book 124, Page 19,
in the Office of the Recorder of Madison County, Iowa. Inasmuch as this deed
is given in fulfillment of a recorded real estate contract, this transfer is
exempt from declaration of value and groundwater hazard statement filing
requirements.

COMPUTED ✓
RECORDED ✓
COMPALED ✓

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 Dated: March 1, 1996

MADISON COUNTY, ss:

On this 1st day of March,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Gladys L. Beaman

Gladys L. Beaman
(Gladys L. Beaman) (Grantor)

(Grantor)

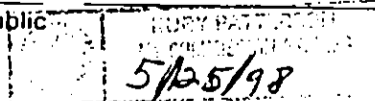
to me known to be the identical persons named in
and who executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed.

(Grantor)

Gary Patterson

Notary Public

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



(Grantor)

LEGAL DESCRIPTION

The Northeast Quarter (¼) of the Northwest Quarter (¼) of Section Thirty-four (34); and the Southwest Quarter (¼) of the Southeast Quarter (¼), except the East Seven (7) Acres being that land lying East of the Railroad right-of-way, and the South Thirty-seven (37) Acres of the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-seven (27), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT A parcel of land in the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) and in the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., more particularly described as follows: Beginning at the Northwest Corner of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence along the North line of said Southwest Quarter (SW¼) of the Southeast Quarter (SE¼), South 90°00'00" East, 744.24 feet; thence South 44°54'33" East, 261.34 feet; thence South 01°48'08" East, 276.65 feet; thence South 86°59'20" West, 941.56 feet to a point on the West line of said Southwest Quarter (SW¼) of the Southeast Quarter (SE¼); thence North 45°52'11" West, 40.99 feet; thence North 04°15'29" East, 384.65 feet; thence North 02°08'00" East, 99.00 feet to the point of beginning. Said parcel of land contains 10.182 Acres including 0.400 Acres of County Road Right of Way.