

FIRST REALTY, LTD.  
3501 WESTOWN PARKWAY  
WEST DES MOINES, IOWA 50266

MICHELLE UTSLER  
MADISON COUNTY RECORDER  
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MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

PREPARED BY: S. STRAIT, MIDLAND ESCROW SERVICES, INC., 3601 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 222-4681

\$ 35,000

SPACE ABOVE THIS LINE FOR RECORDER

**WARRANTY DEED**

**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, PATRICIA JEAN LEWISTON, A SINGLE PERSON, hereby convey unto JOE GOODWIN AND NANCY GOODWIN, HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real estate, situated in MADISON County, Iowa:

SEE ATTACHED LEGAL DESCRIPTION

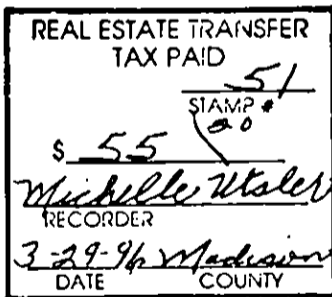
SUBJECT TO ALL COVENANTS RESTRICTIONS AND EASEMENTS OF RECORD.

Gantors 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 whomsoever, 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.

Dated MARCH 29, 1996.



By: Patricia Jean Lewiston  
PATRICIA JEAN LEWISTON

By: \_\_\_\_\_

STATE OF IOWA )  
                          )SS.  
COUNTY OF POLK)

On this 29 day of MARCH, A.D. 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared PATRICIA JEAN LEWISTON, A SINGLE PERSON, known to be the person named in and who executed the foregoing instrument, and acknowledged that SHE executed the same as HER voluntary act and deed.

Sharon A. Strait  
Notary Public in and for Said State



Parcel "C", located in the Northwest Quarter ( $\frac{1}{4}$ ) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southwest corner of the Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Sixteen (16) Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North  $85^{\circ}40'46''$  East along the South line of the Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Sixteen (16), 81.41 feet; thence North  $6^{\circ}27'47''$  East along an existing fenceline, 354.12 feet; thence North  $87^{\circ}49'32''$  East along an existing fenceline, 294.64 feet; thence North  $0^{\circ}03'09''$  West, 991.23 feet to a point on the North Line of the Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Sixteen (16); thence South  $85^{\circ}19'18''$  West along an existing fence, 180.00 feet; thence North  $0^{\circ}13'16''$  West along an existing fence, 1311.45 feet to a point on the North line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said

Section Sixteen (16); thence South  $85^{\circ}32'23''$  West along the North line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Sixteen (16), 231.28 feet to the Northwest corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Sixteen (16); thence South  $0^{\circ}05'39''$  East along the West line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Sixteen (16), 601.16 feet to an existing fence corner; thence South  $83^{\circ}11'20''$  West along an existing fence, 595.56 feet; thence South  $0^{\circ}00'00''$  West, 783.67 feet; thence South  $32^{\circ}56'46''$  East, 615.64 feet; thence South  $0^{\circ}00'00''$  West, 686.42 feet to a point on the South line of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Sixteen (16); thence North  $85^{\circ}41'52''$  East along the South line of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Sixteen (16), 256.76 feet to the point of beginning. Said Parcel contains 37.290 acres, including 0.294 acres of county road right-of-way.