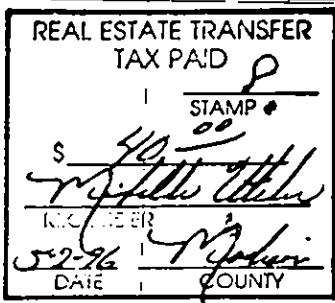


THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA# 02/14

Jordan, Oliver & Walters, P.C.
Box 230, Winterset, IA 50273 (515/462-3731)

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



FILED NO. **3001**
BOOK 136 PAGE 220
96 MAY -2 PH 2:27
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
515/462-3731

Preparer Information Lewis H. Jordan Individual's Name
P.O. Box 230 Street Address
Winterset City
515/462-3731 Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of TWENTY-FIVE THOUSAND-----(\$25,000.00)-----
Dollar(s) and other valuable consideration,

Charles R. Beeler
do hereby Convey to
Thomas P. Beeler and Juanita Beeler

REC. \$ 5.00
R.M.F. \$ 1.00

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:
An undivided one-half interest in and to:

COMPUTER
RECORDED
COMPARED

That part of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-seven (27), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as follows:
Commencing at the Southeast corner of said Section Twenty-seven (27); thence on an assumed bearing of North 00°00'00" East along the east line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Twenty-seven (27) a distance of 1075.52 feet to the point of beginning; thence North 90°00'00" West 281.99 feet; thence North 00°00'00" East 478.87 feet; thence North 90°00'00" East 281.99 feet to the east line of said Southeast Quarter (SE $\frac{1}{4}$); thence South 00°00'00" East along said east line 478.87 feet to the point of beginning. Said tract contains 3.10 acres and is subject to a Madison County Highway Easement over the easterly 0.36 Acres thereof; And, a waterline easement for constructing and maintaining a private waterline and well over, under, across and 10 feet either side of the following-described centerline: Commencing at the southwest corner of the above Parcel A; thence on an assumed bearing of North 00°00'00" East along the west line of said Parcel A a distance of 148.02 feet to the point of beginning; thence North 90°00'00" West 28.5 feet; thence North 67°37'20" West 1840.0 feet to the terminus of said easement centerline.

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: April 25, 1996

MADISON COUNTY, ss:

On this 29 day of April, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael J. Beeler, & Thomas P. Beeler Attorney-In-Fact for Charles R. Beeler

Michael J. Beeler
Michael J. Beeler (Grantor)
Attorney in Fact for Charles R. Beeler

Thomas P. Beeler
Thomas P. Beeler (Grantor)
Attorney In Fact for Charles R. Beeler

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.

Lewis H. Jordan
Notary Public

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

LEWIS H. JORDAN
MY COMMISSION EXPIRES
August 26, 1997