

36,500

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

ISBA# 02682

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

REAL ESTATE TRANSFER  
TAX PAID 20  
STAMP #  
\$ 57.60  
Michelle Witalan  
RECORDER  
2-21-96 Madison  
DATE COUNTY

REC \$ 10.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

FILED NO. 2253  
BOOK 135 PAGE 176  
96 FEB 21 AM 11:08  
MICHELLE WITALAN  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPARED

Preparer Information Bryan R. Jennings 801 Main Adel, Ia. 50003 (515) 993-4254  
Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of One  
Dollar(s) and other valuable consideration,  
Ron Davis and Marlene S. Davis, husband and wife

do hereby Convey to  
William Albert Eads and Renee Ann Eads, 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 attached Exhibit "A" for Legal Description

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: February 15, 1996  
ss: ~~XXXXXX~~

MADISON COUNTY,  
On this 15 day of ~~January~~ Feb.,  
19 96, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Ron Davis and Marlene S. Davis,  
husband and wife

Ron Davis  
Ron Davis (Grantor)

Marlene S. Davis  
Marlene S. Davis (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.

Charles E. Tucker, Jr.  
Charles E. Tucker, Jr.  
Notary Public

Charles E. Tucker, Jr.  
(Grantor)

Charles E. Tucker, Jr.  
(Grantor)



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

Exhibit "A"  
Legal Description

Parcel "A", located in the NE1/4 of the NE1/4 of Section 32, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Commencing at the NE Corner of Section 32, T74N, R29W of the 5th P.M., Madison County, Iowa; thence South 90°00'00" West along the North line of the NE1/4 of said Section 32, 639.34 feet to the Point of Beginning; thence South 0°26'31" East, 361.59 feet; thence North 89°59'32" West, 361.50 feet to a point in an existing fence; thence North 0°26'31" West along an existing fence, 361.54 feet to a point on the North line of the NE1/4 of said Section 32; thence North 90°00'00" East along the North line of the NE1/4 of said Section 32, 361.50 feet to the Point of Beginning. Said Parcel contains 3.000 acres, including 0.341 acres of County Road right-of-way.

AND

A Water line and utility easement located in the NE1/4 of the NE1/4 of Section 32, T74N, R29W of the 5th P.M., Madison County, Iowa extending 15.00 feet from either side of the following centerline description:

Commencing at the SW Corner of Parcel "A", located in the NE1/4 of the NE1/4 of Section 32, T74N, R29W of the 5th P.M., Madison County, Iowa; thence South 89°59'32" East along the South line of said Parcel "A", 97.67 feet to the Point of Beginning; thence South 20°05'22" West along an existing water line, 504.99 feet to an existing well.

The grantors hereby convey to grantees, their heirs and assigns, the foregoing described waterline and utility easement together with the right to maintain and use the water well located thereon. Said easement shall run with the land and continue so long as it is used for the benefit of the real estate herein conveyed; the use of the well shall be exclusively for the grantee, their successors and assigns; grantee, their successors and assigns shall bear all costs associated with the waterline and well.