



FILED NO. 2430

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96 MAR -7 PM 3:04

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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



WARRANTY DEED

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
James L. Jungmann

the following described real estate in MADISON County, Iowa:

See Attached Exhibit "A" for Legal Description

COMPUTER
RECORDED
COMPILED

REC. 10.00
STAMP 5.00
R.A.F. 5.00

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
MADISON COUNTY, ss:

Dated: March 4, 1996

On this 4th day of March,
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.

(Grantor)

Bryan R. Jennings
Bryan R. Jennings
Notary Public

(Grantor)

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

BRYAN R. JENNINGS

EX-12-19-92

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Exhibit "A"
Legal Description

The Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-two (32), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Parcel "A", located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ 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 NE $\frac{1}{4}$ 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 NE $\frac{1}{4}$ of said Section 32; thence North 90°00'00" East along the North line of the NE $\frac{1}{4}$ 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 SUBJECT TO THE
FOLLOWING DESCRIBED EASEMENT:

A Water line and utility easement located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ 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 NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ 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.

Said Easement includes the right to the sole use of and to maintain the 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 described as Parcel "A".