

REAL ESTATE TRANSFER
TAX PAID 30
\$ 7046
Michelle Utsler
RECORDER
3-18-96 Madison
DATE COUNTY

REC 1000
AND 1000
R.M.F. \$ 100

FILED NO. 2505
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COMPUTER
RECORDED
COMPLETED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Gordon K. Darling, Jr 53 Jefferson St. Winterset 515/462-2442
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Forty Four Thousand Two Hundred Eighty Six & No/100
Dollar(s) and other valuable consideration,
Stephen D. Agan, erroneously referred to as Steven D. Agan in a
previous Warranty Deed dated November 15, 1994, a single person,

do hereby Convey to
Curt Sandahl,

the following described real estate in Madison County, Iowa:

See attached 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: March, 1996

MADISON COUNTY, ss:
On this day of March,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Stephen D. Agan

[Signature]
Stephen D. Agan (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.

[Signature]
Notary Public

(Grantor)

(Grantor)

(Grantor)

(This form of acknowledgment is for WARRANTY DEEDS only)



LEGAL DESCRIPTION

STEPHEN D. AGAN/CURT SANDAHL

The East Half (E½) of the Southeast Quarter (SE¼) of Section Eight (8) and a tract described as follows: Commencing at the Northwest corner of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Nine (9), and running thence South 80 rods, thence East 80 rods, thence in a Northwesterly direction on a straight line to place of beginning; all in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except Commencing at the Southwest corner of the East Half (E½) of the Southeast Quarter (SE¼) of Section Eight (8), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, running thence North along the West line of said 80 acre tract for a distance of approximately 78 rods to the point where the West line of said 80 acre tract crosses the main channel of Clanton Creek, thence South and East along the center of the channel of Clanton Creek to the point where the center of the channel of Clanton Creek crosses a line drawn from the Northwest corner to the Southeast corner of the Southwest Quarter (SW¼) of Southwest Quarter (SW¼) of Section Nine (9), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., thence Southeast along said line to the Southeast corner of said Southwest Quarter (SW¼) of the Southwest Quarter (SW¼), thence West along the South line of said Sections Nine (9) and Eight (8) to the point of beginning, containing in all approximately 17 acres, subject to easements of record, except Parcel "A", located in the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Eight (8), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the East Quarter Corner of Section Eight (8), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 0°12'53" East long the East line of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of said Section Eight (8), 314.00 feet; thence South 90°00'00" West, 561.07 feet; thence North 41°53'10" West, 421.77 feet to a point on the North line of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of said Section Eight (8); thence North 90°00'00" East along the North line of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of said Section Eight (8), 841.48 feet to the Point of Beginning. Said excepted parcel contains 5.055 acres including 0.626 acres of county road right-of-way, and