

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA # 00454

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

REAL ESTATE TRANSFER
TAX PAID 30
STAMP #
\$ 26.40
<i>M. Utsler</i>
RECORDER
2-20-96
DATE COUNTY

FILED NO. 827
BOOK 136 PAGE 646
96 SEP 20 PM 2:49
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared By: Samuel H. Braland, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ---Seventeen Thousand
Dollar(s) and other valuable consideration,
DOUGLAS B. BAADE and MICHELE M. BAADE, husband and wife,

do hereby Convey to
WYMAN WILSON

the following described real estate in Madison County, Iowa:

See Legal Description attached hereto and by this reference incorporated herein.

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: September 19, 1996

SS: MADISON COUNTY,
On this 19th day of September,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Douglas B. Baade and Michele M. Baade

Douglas B. Baade
(Douglas B. Baade) (Grantor)

Michele M. Baade
(Michele M. Baade) (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)

George J. Brown
Notary Public (Grantor)

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



*Correction Deed
See Deed Rec 137-291
3-3-97*

LEGAL DESCRIPTION

Parcel "A" located in the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 14, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the East Quarter Corner of Section 14, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence South $89^{\circ}24'10''$ West along the North line of the Northeast Quarter of the Southeast Quarter of said Section 14, 325.84 feet to the Northwest Corner of the East Quarter of the Northeast Quarter of the Southeast Quarter of said Section 14; thence South $0^{\circ}00'00''$ West along the West line of the East Quarter of the Northeast Quarter of the Southeast Quarter of said Section 14, 210.37 feet to the existing centerline of Middle River; thence South $61^{\circ}37'48''$ West along the existing centerline of Middle River, 370.30 feet to a point on the West line of the East Half of the Northeast Quarter of the Southeast Quarter of said Section 14; thence North $0^{\circ}00'00''$ East along the west line of the East Half of the Northeast Quarter of the Southeast Quarter of said Section 14; 44.68 feet; thence South $89^{\circ}24'10''$ West, 258.50 feet; thence North $0^{\circ}00'00''$ East, 338.25 feet to a point on the North line of the Northeast Quarter of the Southeast Quarter of said Section 14; thence North $89^{\circ}24'10''$ East along the North line of the Northeast Quarter of the Southeast Quarter of said Section 14, 242.17 feet along the centerline of an existing unpaved county road; thence continuing along said road centerline along a 389.22 foot radius curve concave northwesterly with a chord of North $72^{\circ}16'04''$ East, 229.35 feet; thence North $55^{\circ}07'58''$ East along said road centerline, 278.46 feet; thence continuing along said road centerline along a 252.35 foot radius curve concave southeasterly with a chord of North $68^{\circ}30'26''$ East, 116.75 feet; thence North $81^{\circ}52'54''$ East along said road centerline, 113.58 feet to a point on the East line of the Southeast Quarter of the Northeast Quarter of said Section 14; thence South $0^{\circ}00'11''$ West along the East line of the Southeast Quarter of the Northeast Quarter of said Section 14, 280.89 feet to the point of beginning. Said parcel contains 6.430 acres, including 0.932 acres of county road right-of-way.