

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103 ISBA# 00454

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

REAL ESTATE TRANSFER  
TAX PAID 13  
STAMP #  
\$ 119 (20)  
*Michelle Utsler*  
RECORDER  
10-16-96 *Madison*  
DATE COUNTY

FILE NO 1044

BOOK 136 PAGE 794

96 OCT 16 PM 12:17

RECORDED   
COMPARED

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

REC 5 122  
AUC 5 122  
R.M.F. \$ 1 17

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

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of ---Seventy-five Thousand  
Dollar(s) and other valuable consideration,  
TOM HEROLD and REBECCA HEROLD, husband and wife,

do hereby Convey to  
DAVID R. MERRIAM and CAROL G. MERRIAM, 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:

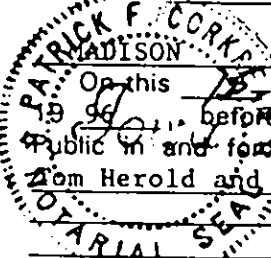
Parcel A located in the East Half (½) of the Northeast Quarter (¼) of Section Ten (10), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Northwest corner of the Northeast Quarter (¼) of the Northeast Quarter (¼) of said Section Ten (10); thence on an assumed bearing of South 00°27'34" West along the West line of said East Half (½) of the Northeast Quarter (¼) a distance of 245.00 feet to the point of beginning; thence North 90°00'00" East 840.68 feet to the centerline of Madison County Highway G4R; thence southeasterly 427.63 feet along said centerline on a tangential curve, concave to the Northeast, and having a radius of 1273.38 feet, a central angle of 19°14'34", and a chord 425.62 feet in length bearing South 77°06'19" East; thence South 00°06'52" West 975.79 feet; thence North 88°38'48" West 314.57 feet; thence South 00°54'43" West 358.16 feet; thence South 40°22'12" East 118.00 feet; thence North 90°00'00" West 1021.99 feet to the west line of the East Half (½) of the Northeast Quarter (¼) of said Section Ten (10); thence North 00°27'34" East along said west line 1511.40 feet to the point of beginning. Said tract contains 40.00 acres and is subject to a Madison County Highway Easement over the northeasterly 0.72 acres thereof.

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: October 15<sup>th</sup>, 1996



On this 15 day of October,  
1996, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Tom Herold and Rebecca Herold

ss:  
Tom Herold  
(Tom Herold) (Grantor)

Rebecca Herold  
(Rebecca Herold) (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.

Patrick F. Corkran  
Notary Public

\_\_\_\_\_  
(Grantor)  
\_\_\_\_\_  
(Grantor)

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