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

REAL ESTATE TRANSFER  
TAX PAID 14  
SERIAL #  
\$ 47.30  
12-17-96  
L. Nelson

FILED NO. 1057  
BOOK 136 PAGE 798  
96 OCT 17 PM 2:17  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Prepared By: Dean R. Nelson, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of ---Thirty Thousand  
Dollar(s) and other valuable consideration,  
JANICE MARIE PARKINS a/k/a JANICE MARIE CROUCH, a single person,

do hereby Convey to  
JAMES R. WILSON and GEORGEANNE WILSON, 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 B located in the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the NE corner of said Section Thirty (30), thence South 00°00' East (assumed for the purpose of this description only) along the East line of said Northeast Quarter (NE $\frac{1}{4}$ ), 1305.70 feet to the SE corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section Thirty (30), thence continuing South 00°00' East along said east line of the Northeast Quarter (NE $\frac{1}{4}$ ) 581.28 feet to the center line of a County Road as presently established; thence Northwesterly along said center line and along a curve to the left having a central angle of 5°36', a radius of 6462.81 feet, an arc distance of 633.04 feet and a chord bearing North 22°40' West, 632.78 feet; thence North 25°28' West, along said center line, 520.80 feet; thence Northwesterly along said center line and along a curve to the left having a central angle of 19°36'; a radius of 675.40 feet; an arc distance of 231.03 feet and a chord bearing North 35°16' West, 229.90 feet; thence North 45°04' West along said center line, 77.75 feet; thence Northerly along said center line and along a curve to the right having a central angle of 55°48'; a radius of 190.21 feet; an arc distance of 185.19 feet and a chord bearing North 17°10' West, 177.96 feet; thence North 10°43' East, along said center line 432.26 feet to the North line of said Northeast Quarter (NE $\frac{1}{4}$ ), thence South 89°35' East, along said North line 627.62 feet to the point of beginning, containing 17.658 acres, more or less, including 1.537 acres for road right-of-way over the Westerly 33.00 feet 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 17, 1996

MADISON COUNTY, ss:  
On this 17 day of October,  
19 96, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Janice Marie Parkins a/k/a Janice Marie  
Crouch

Janice Marie Crouch  
(Janice Marie Parkins a/k/a (Grantor)  
(Janice Marie Crouch)

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.

Brenda Walth  
Notary Public

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

(Grantor)  
(Grantor)  
(Grantor)