

190,000

IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

COMPUTER
RECORDED
COMPALED

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

REAL ESTATE TRANSFER TAX PAID 7	
STAMP	
\$ 303.90	
<i>M. M. Parkins</i>	
RECORDED	
8-2-96	Madison
DATE	COUNTY

FILED NO. 351
BOOK 136 PAGE 532
96 AUG -2 PH 3:40
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: SUSAN DAVIS PATAVA., MIDLAND ESCROW SERVICES, INC., 3601 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 224-6264

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged Janice Marie Parkins a/k/a Janice Marie Crouch, single, hereby convey unto Scott J. Campbell and Pamela L. Campbell, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in Madison County, Iowa:

See Exhibit "A" attached

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they 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 such 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.

Dated 8/1, 1996

By: *Janice Marie Parkins*
Janice Marie Parkins

By: _____

STATE OF IOWA)
)SS.
COUNTY OF)

On this 1 day of August, A.D. 1996 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Janice Marie Parkins, single, known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Allison M. Bice
Notary Public in and for Said State



Exhibit "A"

Parcel "A" located in the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-seven (77), Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing as a point of reference at the NE corner of said Section 30; thence North $89^{\circ}35'$ West (the East line of said NE $\frac{1}{4}$ is assumed to bear North $00^{\circ}00'$ East for the purpose of this description only) along the North line of said NE $\frac{1}{4}$, 627.62 feet to the point of beginning; thence South $10^{\circ}43'$ West, along the center line of a County Road as presently established, 432.26 feet; thence Southerly along said center line and along a curve to the left having a central angle of $24^{\circ}20'$, a radius of 190.21 feet, an arc distance of 80.86 feet with a chord bearing South $01^{\circ}27'$ East, 80.25 feet; thence North $89^{\circ}35'$ West and parallel with the North line of said NE $\frac{1}{4}$, 1263.85 feet; thence North $00^{\circ}25'$ East, 505.50 feet to the North line of said NE $\frac{1}{4}$; thence South $89^{\circ}35'$ East, 1338.54 feet to the point of beginning, containing 15.011 acres, more or less, including 0.389 acres for road right-of-way over the Easterly 33.00 feet thereof.