

THE IOWA STATE BAR ASSOCIATION
Official Form No 101

ISBA # 05754 James E. Van Werden
Van Werden & Hefner

2262

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

REAL ESTATE TRANSFER
TAX PAID 26
STAMP #
\$ 480 80/xx
Michelle Utzler
RECORDER
12-15-97 Madison
DATE COUNTY

REC 10.00
AUD 5.00
R.M.F. & L.

FILED NO _____
BOOK 138 PAGE 298
97 DEC 15 AM 11:13
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPALED

Preparer Information James E. Van Werden 1009 Main Street Adel (515) 993-4545
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Thirty one thousand and no/100 (\$31,000.00) -----
Dollar(s) and other valuable consideration,
Kevin W. Hircock and Janet L. Hircock, husband and wife,

do hereby Convey to
Gary Purdy and Janette Purdy, 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
See attached Exhibit "A".

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,
DALLAS COUNTY, SS

Dated November 24, 1997

On this 24th day of November,
19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared Kevin W. Hircock and Janet L. Hircock, husband and wife,

Kevin W. Hircock
Kevin W. Hircock (Grantor)

Janet L. Hircock
Janet L. Hircock (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

Barbara J Keller

Notary Public

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

BARBARA J KELLER
MY COMMISSION EXPIRES
8-26-2000

(Grantor)

(Grantor)

EXHIBIT "A"

LEGAL DESCRIPTION: PARCEL "A" NW.Fr.1/4 NW 1/4 & NE 1/4 NW.1/4
SECTION 31-75-27

Parcel "A" in the Northwest Fractional Quarter of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter all in Section 31, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa more particularly described as follows

Beginning at the Northwest Corner of Section 31, Township 75 North, Range 27 West of the 5th P M , Madison County, Iowa, thence South 89°53'19"East 353 38 feet along the North line of the Northwest Fractional Quarter of said Section 31, thence South 10°18'55" East 653.53 feet along an existing fence, thence South 89°42'03" East 2265 43 feet along an existing fence to the East line of the Northeast Quarter of the Northwest Quarter of said Section 31; thence South 00°21'08" West 662.00 feet to the Southeast Corner of the Northeast Quarter of the Northwest Quarter of said Section 31, thence North 89°57'30"West 1321 43 feet along an existing fence to the Southwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 31; thence North 89°45'05" West 1408 50 feet to the Southwest Corner of the Northwest Fractional Quarter of the Northwest Quarter of said Section 31, thence North 00°04'46" West 1310.41 feet along the West line of the Northwest Fractional Quarter of the Northwest Quarter of said Section 31 to the Point of Beginning containing 47.891 acres including 3 008 acres of County Road P-71 right-of-way