

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

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

COMPUTER
RECORDED 17
COMPARED 17

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

REAL ESTATE TRANSFER
TAX PAID 17
STAMP
[Signature]
DATE 10-20-96 COUNTY Madison

FILED NO. 1118
BOOK 136 PAGE 810
96 OCT 22 PM 1:57
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

JOHN E. CASPER FLANDER AND CASPER, P.C., 223 EAST COURT AVE PO BOX 67 WINTERSSET, IA 50273



WARRANTY DEED — JOINT TENANCY

462-4912 SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of Seventy-four thousand five hundred dollars and no cents
Dollar(s) and other valuable consideration,
Charles R. Clements and Tracy L. Clements, husband and wife,

do hereby Convey to
John J. Jeffries and Krystal G. Harpole,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

A tract of land in the Northeast Quarter (†) of the Southeast Quarter (†) of Section Twenty-five (25), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the East Quarter (†) Corner of Section Twenty-five (25), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence South 00°00'00" 345.00 feet along the East line of the Northeast Quarter (†) of the Southeast Quarter (†) of said Section Twenty-five (25), thence North 89°17'12" West 442.00 feet, thence North 00°00'00" 345.00 feet to the North line of said Northeast Quarter (†) of the Southeast Quarter (†), thence along said North line, South 89°17'12" East 442.00 feet to the Point of Beginning, said tract of land contains 3.500 Acres including 0.335 Acres of County Road Right of Way

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, ss:
Polk COUNTY,

Dated: October 17, 1996

On this 17th day of October, 1996, before me the undersigned, a Notary Public in and for said State, personally appeared
Charles R. Clements and Tracy L. Clements

[Signature] Charles R. Clements (Grantor)
[Signature] Tracy L. Clements (Grantor)
[Signature] (Grantor)
[Signature] (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.

[Signature]
Notary Public

(This form of acknowledgment for individual grantor(s) only) in and for said state

BARBARA A. JORGENSEN
MY COMMISSION EXPIRES
4-98