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REC 10.00
AUD 5.00
R.M.F. 6.00

MICHELLE UTSLEF
RECORDER
MADISON COUNTY, IOWA

✓ PREPARED BY: CRITELLI & CRITELLI, 4717 GRAND AVE., DES MOINES, IA 50312; 255-8750

WARRANTY DEED - JOINT TENANCY

For the Consideration of ONE Dollar(s) and other valuable consideration, William H. Mingles, Jr. and Kimberly K. Mingles, husband and wife, do hereby Convey to William H. Mingles, Jr. and Kimberly K. Mingles, 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 Exhibit "A" attached hereto

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.

Consideration \$500.00 or less.

Dated: 10-25-96

William H. Mingles, Jr.
Grantor: William H. Mingles, Jr.

Kimberly K. Mingles
Grantor: Kimberly K. Mingles

State of Iowa
County of Madison

On this _____ day of October, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared William H. Mingles, Jr. and Kimberly K. Mingles, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed that same as their voluntary act and deed.

MARK A. CRITELLI
NOTARY COMMISSIONER
10-23-98

[Signature]
NOTARY PUBLIC

Exhibit "A"

That part of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-four (24) Township Seventy-six (76) North, Range Twenty-six (26) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Commencing at the Northwest corner of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-four (24); thence on an assumed bearing of South 00 degrees 00 minutes 00 seconds East along the West line of said Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) a distance 317.75 feet to the point of beginning; thence North 90 degrees 00 minutes 00 seconds East 510.93 feet; thence South 55 degrees 00 minutes 00 seconds East 369.70 feet; thence South 00 degrees 00 minutes 00 seconds East 307.96 feet; thence North 90 degrees 00 minutes 00 seconds West 371.20 feet; thence North 35 degrees 14 minutes 05 seconds East 226.56 feet; thence North 25 degrees 58 minutes 00 seconds West 119.52 feet; thence North 81 degrees 25 minutes 00 seconds West 526.85 feet to the West line of said Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$); thence North 00 degrees 00 minutes 00 seconds East along said West line 148.88 feet to the point of beginning. Said tract contains 5.00 acres and is subject to a Madison County Highway Easement over the Westerly 0.11 acres thereof,