

# 59,000  
IOWA REALTY CO.  
3501 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266

REC \$ 10.00  
AUD \$ 5.00  
R.M.F. \$ 4.00

REAL ESTATE TRANSFER  
TAX PAID 15  
STAMP \$ 93.50  
RECORDED  
7-10-97 DATE  
Madison COUNTY

FILED NO. 119  
BOOK 137 PAGE 683  
97 JUL 10 PM 3:08  
NICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

PREPARED BY: G. FISHER, MIDLAND ESCROW, 3501 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 224-6235

SPACE ABOVE THIS LINE FOR RECORDER

### WARRANTY DEED

COMPUTER RECORDED COMPARED

**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, SHARON A. SPERA LIBBY AND HAROLD LIBBY, WIFE AND HUSBAND, hereby convey unto BRADLEY D. EDDY AND NIKKOLE L. EDDY, 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 ATTACHED EXHIBIT "A"

**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 said 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 JULY, 10, 1997.



By: Sharon A. Spera Libby  
SHARON A. SPERA LIBBY

By: Harold Libby  
HAROLD LIBBY

STATE OF IOWA )  
                          )SS.  
COUNTY OF MSFIDON )

On this 10 day of JULY A.D. 1997, before me, a Notary Public in and for the State of Iowa, personally appeared SHARON A. SPERA LIBBY AND HAROLD LIBBY, WIFE AND HUSBAND, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

Sharon Christensen  
Notary Public in and for Said State  
my commission expires sept 6, 1998

## EXHIBIT "A"

Parcel "A" located in the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Five (5), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the northeast corner of Section Five(5); thence on an assumed bearing of North 90°00'00" West along the north line of the Northeast Quarter (¼) of said Section Five (5) a distance of 319.56 feet; thence South 00°57'45" West 41.41 feet to the southerly line of Iowa Highway 92 and the point of beginning; thence South 89°54'38" West along said southerly line 128.96 feet; thence South 63°20'44" West along said southerly line 55.90 feet; thence South 89°54'38" West along said southerly line 597.54 feet; thence South 00°00'00" East 163.12 feet; thence North 90°00'00" East 773.28 feet; thence North 00°57'45" East 189.36 feet to the southerly line of Iowa Highway 92 and the point of beginning. Said tract contains 3.00 acres,

