

✓ COMPARED
✓ RECORDED
✓ RECORDED
REC 10.00
PAID \$ 10.00
R.M.F. \$ 1.00

REAL ESTATE TRANSFER
TAX PAID 26
STAMP #
\$ 137.00
RECORDED
4-21-97
DATE COUNTY

FILED NO. 2860
BOOK 137 PAGE 457
97 APR 21 AM 11:32

RECHELLE L. ...
RECORDER
MADISON COUNTY, IOWA
50273-0067
City 462-4912 Phone

Preparer Information JOHN E. CASPER 223 EAST COURT AVENUE P.O. BOX 67 WINTERSSET, IOWA 50273-0067
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Eighty-six thousand four hundred dollars & 00/100
Dollar(s) and other valuable consideration,
Dean Emory and Waunita Emory, husband and wife,

do hereby Convey to
George Mueller Estate

the following described real estate in Madison County, Iowa:

See Exhibit "A" attached hereto and incorporated herein.

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

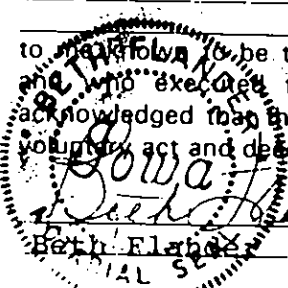
Dated: April 18, 1997

ss: Madison COUNTY,
On this 18th day of April,
19 97, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Dean Emory and Waunita Emory

Dean Emory
Dean Emory (Grantor)

Waunita Emory
Waunita Emory (Grantor)

to ~~waunita~~ 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.



George Mueller
Notary Public
(This form of acknowledgment for individual grantor(s) only)

(Grantor)
(Grantor)

EXHIBIT "A"

The East 20 Acres of the Northeast Fractional Quarter of the Northeast Quarter, and the Southeast Quarter of the Northeast Quarter and the East 5 acres of the Southwest Quarter of the Northeast Quarter of Section 4; and the Northwest Fractional Quarter of Section 3, except a tract lying North and East of the Main Channel of North River containing $4\frac{1}{2}$ acres and described as commencing at the Northeast corner of said Quarter Section and running thence West 400 feet to the Main Channel of the North River, thence following said river in a Southwesterly direction to a point 370 feet South and 458 feet West of said Northeast corner, thence in a Southeasterly direction to the East line of said quarter section, thence North 535 feet to the point of beginning; and also excepting all that part of said quarter section lying Southeast of the public highway which was located in the year 1933 and containing about 3.32 acres and described as commencing at the Southeast corner of said quarter section and running thence West 1320 feet to said highway, thence in a Northeasterly direction along said highway to the East line of said quarter section at a point 288 feet North of the Southeast corner thereof, thence South 288 feet to the point of beginning; also all that part of the Northwest Quarter of the Northeast Quarter of said Section 3 lying South and West of the main channel of North River and containing about 2.4 acres and described as commencing at the Southwest corner of said 40-acre tract and running thence North 459 feet to said North River, thence following said river in a Southeasterly direction practically in a straight line to a point on the South line of said 40-acre tract 471 feet East of the point of beginning, thence West 471 feet to the point of beginning; also all that part of the Southwest Quarter of the Northeast Quarter of said Section 3 lying South of North River and West of the center of the public highway which was located in the year 1933, and containing 6.94 acres more or less and described as commencing at the Northwest corner of said 40-acre tract and running thence East 471 feet to said North River, thence in a Southeasterly direction to the center of the County Bridge over North River, thence in a Southwesterly direction along said highway to the West line of said 40-acre tract, thence North to the point of beginning, subject to the water rights reserved in the warranty deed recorded in Deed Record 70, page 432, of the records of Madison County, Iowa, said water rights being limited to a tract 20 feet square, the Northwest corner of which is practically 586 feet South and 230 feet East of the Northwest corner of said Southwest Quarter of the Northeast Quarter of said Section 3, the West line of said highway being the East line of said 20-foot-square tract; All of said land being in Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa,

except a parcel of land described as commencing at the West Quarter Corner of Section 3, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, thence North $90^{\circ}00'$ E along the South line of the Northwest Quarter of said Section 3, 1616.6 feet; thence North $4^{\circ}53'$ East 523.3 feet to the point of beginning; thence North $4^{\circ}53'$ E 439.8 feet; thence South $87^{\circ}07'$ E 443.4 feet; thence south $7^{\circ}53'W$ 98.9 feet; thence South $82^{\circ}52'$ E, 510.9 feet; thence North $83^{\circ}28'$ E 356.6 feet to the center line of a county road; thence South $34^{\circ}31'$ W along the center line of a county road 424.6 feet; thence North $87^{\circ}07'$ W 1088.7 feet to the point of beginning. Said exception contains 10.0010 acres including 0.3537 acres of county road right of way.

This deed is in fulfillment of a real estate contract dated April 1, 1974 and filed for record in the Madison County Recorder's office in Book 103 at Page 656 and the amendments to this contract which are recorded in Deed Record Book 115 at Page 790, Deed Record Book 120 at Page 270, and Deed Record Book 136 at Page 31, respectively.

Wherever in the chain of title to the above described real estate the names George Mueller and George H. Mueller appear, they refer to one and the same person who is George Mueller.