

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA # 04132 Jordan, Oliver & Walters, P.C.
Winterset, Iowa

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

REAL ESTATE TRANSFER
TAX P/ID 31
\$ 29.60
Michelle Utzler
RECORDED
4-21-97 Madison
DATE COUNTY

COMPUTER RECORDED
COMPILED

FILED NO. 2870
BOOK 137 PAGE 464
97 APR 21 PH 3:51

REC 5-10-97
AUD 5-10-97
R.M.F. 5-10-97

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA
462-3731

Preparer Information: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 52091
Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of NINETEEN THOUSAND (\$19,000) Dollar(s) and other valuable consideration, Gregory A. McDonald and Debra McDonald, husband and wife

do hereby Convey to Charles W. Murphy and June K. Murphy, 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:

Parcel "B", located in the North Fractional Half of the Northwest Quarter of Section 18, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 18, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 2°10'43" East, 16.01 feet to the Point of Beginning; thence South 2°10'43" East, 644.65 feet; thence South 89°47'03" East, 166.97 feet to a point on the East line of Lot 5 of the North Fractional Half of the Northwest Quarter of said Section 18; thence South 0°26'27" West along the East line of said Lot 5, 660.82 feet; thence South 89°34'23" East, 40.06 feet to a point on the grading centerline of County Road P-71; thence Northeasterly 623.91 feet along a 1146.00 foot radius curve concave Southeasterly with a chord of North 31°19'12" East, 616.24 feet which is the grading centerline of County Road P-71; thence North 46°55'00" East along the grading centerline of County Road P-71, 46.20 feet; thence Northeasterly 473.04 feet along a 1146.00 foot radius curve concave Northwesterly with a chord of North 35°05'29" East, 469.69 feet along the grading centerline of County Road P-71 to a point on the East line of Lot 7 of the North Fractional Half of the Northwest Quarter of said Section 18; thence North 1°02'00" East along the East line of Lot 7 of the North Fractional Half of the Northwest Quarter of said Section 18, 363.65 feet; thence South 90°00'00" West, 857.10 feet to the Point of Beginning. Said Parcel contains 15.246 acres, including 2.210 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: MADISON COUNTY, On this 18 day of April 19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared Gregory A. McDonald and Debra McDonald

Dated: 4/18/97
Gregory A. McDonald (Grantor)
Debra McDonald (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)

STEVEN R. WEEKS
MY COMMISSION EXPIRES 7/30/99