

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

REAL ESTATE TRANSFER  
TAX PAID 36  
STAMP #  
\$ 53.50  
M. J. Leslie  
RECORDER  
4-24-97  
DATE COUNTY

FILED NO. 2914

BOOK 137 PAGE 467

97 APR 24 AM 10:43

NICHILLE ULSER  
RECORDED  
MADISON COUNTY IOWA

COMPUTER   
RECORDED   
COMPARED

Prepared by: Judith Leslie, ERA Universal Realty, 4730 S.W., 9th St., Des Moines, IA 50315

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of ONE  
Dollar(s) and other valuable consideration,  
RANDALI EDWARDS and MELINDA EDWARDS, husband and wife  
as joint tenants with full rights of survivorship  
and not as tenants in common,  
do hereby Convey to  
JOSEPH D. BEQUETTE, a single person, and  
JULIA R. EATON, a single person,  
the following described real estate in POLK County, Iowa:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION THREE (3), IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION THREE (3), IN TOWNSHIP SEVENTY FIVE (75) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., AND BEING THE POINT OF BEGINNING, THENCE SOUTH 86 DEGREES 44' WEST 236.5 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4), THENCE SOUTH 03 DEGREES 54' EAST 83.0 FEET, THENCE SOUTH 88 DEGREES 53' EAST 72.0 FEET, THENCE SOUTH 02 DEGREES 47' EAST 221.0 FEET, THENCE NORTH 86 DEGREES 44' EAST 148.0 FEET, THENCE NORTH 00 DEGREES 00' 310.0 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 1.25 ACRES INCLUDING 0.14 ACRES OF PUBLIC ROAD RIGHT OF WAY.

(LOCALLY KNOWN AS 2281 VINTAGE LANE, SAINT CHARLES, IOWA 50240)



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 17, 1997

On this 17th day of April, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared RANDALI EDWARDS a/k/a RANDY EDWARDS and MELINDA EDWARDS

Randy Edwards (Grantor)  
Melinda Edwards (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.

Judith A. Leslie  
my commission expires  
December 4, 1998 Notary Public  
(This form of acknowledgment for individual grantor(s) only)

(Grantor)  
(Grantor)  
(Grantor)