

NUMBER ✓
RECORDED ✓
COMPARED ✓

REC \$ 10.00
ADD \$ 5.00
PLATE \$ 1.00

REAL ESTATE TRANSFER
TAX PAID 47
STAMP #
23 20
\$ 43 20
RECORDED
4-30-97
DATE COUNTY

FILED NO. 2992

BOOK 61 PAGE 653

97 APR 30 PH 1:14

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Edward M. Flander 223 East Court Winterset IA 50273-0067 (515) 462-4912

Information Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Forty Thousand and no/100 (\$40,000.00) - - - - -
Dollar(s) and other valuable consideration,
Jerald M. Boyle and Ava Boyle, husband and wife,

do hereby Convey to
Rhonda S. Vandewater

the following described real estate in Madison County, Iowa:

Parcel "A", located in the Southeast Quarter of the Southeast Quarter of Section Nine (9), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., City of Macksburg, Madison County, Iowa, more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section Nine (9), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; thence North 90°00'00" East along the South line of the Southeast Quarter of the Southeast Quarter of said Section Nine (9), 326.18 feet; thence North 0°18'43" East, 31.82 feet to the Point of Beginning; thence North 0°18'43" East, 381.35 feet; thence South 89°52'15" East, 78.00 feet to the Northwest corner of Out lot 6 of W. O. Lee's Addition to the City of Macksburg, Iowa; thence South 89°52'15" East along the North line of said Out lot 6, 137.73 feet to the Northeast corner of said Out lot 6; thence South 0°18'46" West along the West right-of-way line of Northwest Street, 379.42 feet to the North R.O.W. line of North Street; thence South 89°37'05" West along the North R.O.W. line of North Street, 137.74 feet to the Southwest corner of Out lot 12 of W. O. Lee's Addition to the City of Macksburg, Iowa; thence South 89°37'05" West along said R.O.W. line, 78.00 feet to the Point of Beginning. Said Parcel contains 1.884 acres, which is located in and forming a part of the City of Macksburg, Iowa.

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 22, 1997

MADISON COUNTY, ss:
On this 22nd day of April,
19 97, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Jerald M. Boyle and Ava Boyle

Jerald M. Boyle
Jerald M. Boyle (Grantor)

Ava Boyle
Ava Boyle (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.

Ophe O Foreman
Notary Public

(Grantor)
(Grantor)

(This form of acknowledgment for individual grantor(s) only)

OPHA O. FOREMAN
MY COMMISSION EXPIRES
April 10, 2000

Jyle Family Limousin

PHONE No. : 515 768 2200

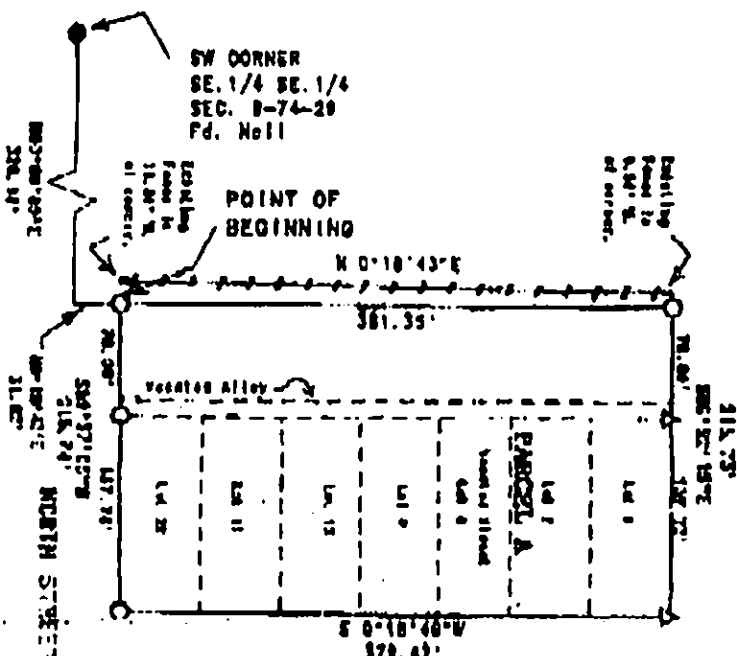
Apr. 21 1997 10:28AM F01

VANCE & HOCHSTETLER, P.C. CONSULTING ENGINEERS, WINTERSET, IOWA (515)462-3995

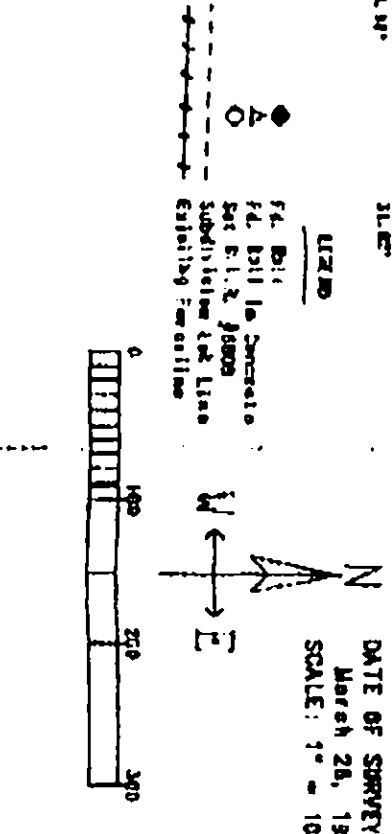
**CHARLES T. VANCE, 110 WEST GREEN ST., WINTERSET, IOWA 50270
JAMES M. HOCHSTETLER, 110 WEST GREEN ST., WINTERSET, IOWA 50273**

A PLAT OF SURVEY FOR RHCNDA VANDEWATER IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 74 NORTH, RANGE 29 WEST OF THE 5TH P.M., CITY OF MACKSBURG, MADISON COUNTY, IOWA.

*911 W.A. Allen rd
201 North Pine St.*



LEGAL DESCRIPTION:
 Parcel 94, located in the southeast quarter of 1 east quarter of Section 9, Township 74 North, Range of the 29th P.M., City of Macksburg, Madison County, more particularly described as follows:
 Commencing at the southeast corner of the Southeast quarter of the Southeast quarter of Section 9, Township 74 North, Range of the 29th P.M., Madison County, Iowa North 80-00-00° East along the South line of the SE Quarter of the Southeast Quarter of said Section 9, East; thence North 0-16-47° East, 31.82 feet to the beginning; thence North 7-12-02° East, 301.35 feet; South 80-22-19° East, 71.00 feet to the Northwest corner of said Parcel 94; thence South 82-22-10° East along the North line of Parcel 94, 137.75 feet to the Northwest corner of Parcel 94; thence South 2-18-48° West along the West line of Parcel 94, 378.42 feet to the R.O.W. line of North Street; thence South 89-37-05° along the North R.O.W. line of North Street, 137.74 feet to the Southeast corner of Parcel 94; thence South 89-37-05° along said R.O.W. line, 76.00 feet to the Point of Beginning Parcel 94; thence East 1-20-00° East, which is located forming a part of the City of Macksburg, Iowa.



DATE OF SURVEY:
March 28, 1987
SCALE: 1" = 100'



Apr-03-97 03:40P