

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

ISBA # 02714 Jordan, Oliver & Walters, P.C.  
Box 230, Winterset, IA 50273 (515/462-3731)

FILED NO. 3026

BOOK 137 PAGE 490

97 MAY -2 AM 11:12

COMPUTER   
RECORDED   
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NICHELLE UTSELL  
RECORDER  
MADISON COUNTY, IOWA

5.00  
5.00  
1.00

Preparer Information Lewis H. Jordan P.O. Box 230 Winterset 515/462-3731  
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of ONE----- (\$1.00)-----  
Dollar(s) and other valuable consideration,

Twyla Jo Hartz, Single,

do hereby Convey to

Merlyn G. Hartz

the following described real estate in Madison County, Iowa:

Commencing at a point 770 feet South of the northwest corner of the Southeast Quarter (SE¼) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence East 180 feet; thence South 1210 feet; thence West 180 feet; thence North 1210 feet to the point of beginning, subject to an easement for ingress and egress to adjacent real estate, EXCEPT: Parcel "A" in the Southeast Quarter (SE¼) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa more precisely described as follows: Commencing at the center of Section Four (4), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence South 00°00'00" West along the West line of the Southeast Quarter (SE¼) of said Section Four (4), 976.43 feet to the Point of Beginning; thence North 89°27'41" East 181.22 feet; thence South 00°01'31" West 395.20 feet; thence South 88°46'46" West 33.88 feet; thence South 00°00'00" West 403.13 feet; thence North 90°00'00" West 147.16 feet to the West line of the Southeast Quarter (SE¼) of said Section Four (4); thence North 00°00'00" West 797.35 feet to the Point of Beginning. Said Parcel "A" contains 3.005 acres including 0.409 acres of County Road Right of Way

(Consideration less than \$500)

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  
MADISON COUNTY, ss:  
On this 28 day of April,  
19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared Twyla Jo Hartz

Dated: April 28, 1997  
Twyla Jo Hartz  
Twyla Jo Hartz (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.

Lewis H. Jordan  
Notary Public

(Grantor)  
(Grantor)  
(Grantor)  
(Grantor)

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

LEWIS H. JORDAN  
MY COMMISSION EXPIRES  
August 26, 1997