

DEED RECORD 137

IOWA REALTY CO., INC.  
3501 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266

REAL ESTATE TRANSFER	
TAX PAID 34	
STAMP	
\$ 217.60	
RECORDED	<i>[Signature]</i>
6-23-97	<i>[Signature]</i>
DATE	COUNTY

FILED NO. 3632  
BOOK 137 PAGE 632  
97 JUN 23 PM 3:07  
MICHELLE UFFER  
RECORDER  
MADISON COUNTY, IOWA

PREPARED BY: Susan Patava, Midland Escrow, 3501 Westown Parkway, West Des Moines, Iowa  
50266, 515-224-6264

# 136,100

SPACE ABOVE THIS LINE FOR RECORDER

COPY/TEK ✓  
RECORDED ✓  
COMPARED ✓

### WARRANTY DEED

REC \$ 10.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

**KNOW ALL MEN BY THESE PRESENTS:** In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, Kevin J. Cole and Cheryl Bahl, husband and wife, hereby convey unto Michael C. VanDerHart and Jodi E. VanDerHart, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in Madison County, Iowa:

See Exhibit "A" attached

### SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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.

Dated June 4, 1997.

*[Signature]*  
Kevin J. Cole

*[Signature]*  
Cheryl Bahl

STATE OF IOWA )  
                          )SS.  
COUNTY OF POLK )

On this 4<sup>th</sup> day of June, A.D. 1997, before me, a Notary Public in and for the State of Iowa, personally appeared, Kevin J. Cole and Cheryl Bahl, husband and wife, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

*[Signature]*  
Notary Public in and for Said State

LARRY W. MORGAN  
MY COMMISSION EXPIRES  
1-4-1999

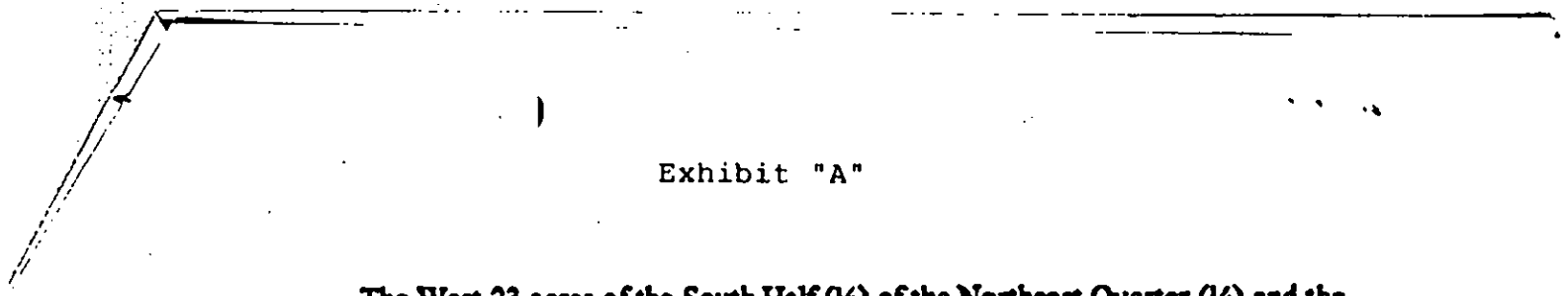


Exhibit "A"

The West 23 acres of the South Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) and the South 20.9 acres of the East 22 acres of the West 45 acres of the said South Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Twenty-nine (29), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT for a parcel of land in the South Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Twenty-nine (29), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Twenty-nine (29), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence North  $90^{\circ}00'00''$  East, 696.43 feet, along the North line of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty-nine (29), to the point of beginning; thence continuing along said North line, North  $90^{\circ}00'00''$  East, 62.57 feet; thence South  $03^{\circ}15'09''$  West, 66.00 feet; thence North  $90^{\circ}00'00''$  East, 722.32 feet; thence South  $03^{\circ}15'07''$  West, 238.89 feet; thence South  $90^{\circ}00'00''$  West, 658.37 feet; thence North  $19^{\circ}44'26''$  West, 323.41 feet to the point of beginning, said excepted parcel of land contains 3.950 Acres.