

\* 27,500

REAL ESTATE RECORDER
1.3
\$ 43.20
Michelle Utzler
RECORDER
12-8-97 Madison
DATE COUNTY

COMPUTER   
RECORDED   
COMPARED

FILED NO 2174  
BOOK 138 PAGE 275  
97 DEC -8 1112 53

REC \$ 11.00  
AUD \$ 10.00  
R.M.F \$ 1.00

MONELLE M. J. ...  
RECORDER  
POLK COUNTY IA

Preparer Information David Wetsch 974 73rd St. West Des Moines, IA 223-6000  
Individual's Name Street Address City Phone



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of One (\$1 00)-----  
Dollar(s) and other valuable consideration,  
Justin I. Friess and Mary Jane Friess, husband and wife,

do hereby Convey to  
Dale M. Hartsook

the following described real estate in Madison County, Iowa

See Exhibit "A" attached hereto and incorporated herein  
by this reference,

subject to easements and restrictions of record.

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 December 1, 1997

POLK COUNTY, SS  
On this 1 day of December, 19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared Justin I Friess and Mary Jane Friess, husband and wife,

Justin I. Friess (Grantor)

Mary Jane Friess (Grantor)

to be 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

(Grantor)

(Grantor)

Notary Public

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

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Parcel "B" located in the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of Section One (1), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more precisely described as follows: Commencing at the South Quarter Corner of Section One (1), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North 00 degrees 14 minutes 32 seconds East 661.40 feet along the West line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section One (1) to the Point of Beginning; thence continuing North 00 degrees 14 minutes 32 seconds East 637.29 feet to the Northwest Corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section One (1); thence South 88 degrees 37 minutes 56 seconds East 1025.70 feet along the North line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section One (1); thence South 00 degrees 14 minutes 31 seconds West 637.07 feet; thence North 88 degrees 38 minutes 41 seconds West 1025.70 feet to the Point of Beginning, containing 15.001 acres.

and

Parcel "E" located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section One (1), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more precisely described as follows: Beginning at the Northeast Corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section One (1), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 00 degrees 00 minutes 00 seconds West 528.21 feet along the East line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section One (1); thence North 88 degrees 38 minutes 41 seconds West 371.66 feet; thence North 00 degrees 13 minutes 40 seconds East 630.65 feet to the North line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section One (1); thence South 88 degrees 15 minutes 26 seconds East 369.22 feet to the Point of Beginning containing 5.351 acres including 2.061 acres U.S. Highway 169 right of way.

