

THE IOWA STATE BAR ASSOCIATION
Official Form No 103

ISBA# 05073 480,000

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX # 37
STAMP #
\$ 767.20
Michelle Utsler
RECORDER
12-24-97 Madison
DATE COUNTY

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

COMPUTER
RECORDED
COMPARED

FILED NO. 2379
BOOK 138 PAGE 334

97 DEC 24 PM 2:57

MICHELLE UTSLER
RECORDER
MADISON COUNTY IOWA
(515) 288-2500

Robert J. Douglas, Jr., 2500 Financial Center, 666 Walnut St., Des Moines, IA 50309

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of Ten
Dollar(s) and other valuable consideration,
J. Collier Schofield and Chris Schofield, husband and wife
a/k/a Chris Wittern Schofield, Chris Wittern, and Chris
W. Schofield
do hereby Convey to
Stephen G. Foster and Janelle A. Foster, husband and wife

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa

See Exhibit "A" attached hereto.

Subject to easements and restrictions of record, if any.

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 23, 1997
Polk COUNTY, ss

On this 23rd day of December 1997, before me, the undersigned, a Notary J. Collier Schofield and Chris Schofield, husband and wife

[Signature]
Collier Schofield (Grantor)
[Signature]
Chris Schofield (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

[Signature]
Notary Public

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

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land located in Government Lot 2, and portions of Government Lots 3 and 5 lying north of county Road G4R, in Section 30, Township 77 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa; more particularly described as follows:

Beginning at the east corner of said Section 30; thence along the east line of said Section 30 $S00^{\circ}00'00''W$, a distance of 50.09 feet to a point on the centerline of said county road; thence southwesterly along said centerline along a curve which has a radius point bearing $S17^{\circ}00'36''E$ 2322.80 feet, an arc length of 196.22 feet, and a delta of $4^{\circ}50'24''$ to a point of tangency; thence continuing along said centerline $S68^{\circ}09'00''W$, a distance of 1952.41 feet; thence departing said centerline $N15^{\circ}44'57''W$, a distance of 283.44 feet; thence $N05^{\circ}06'W$, a distance of 14.00 feet; thence $N84^{\circ}54'E$, a distance of 38.60 feet; thence $N05^{\circ}06'W$, a distance of 386.00 feet; thence $S84^{\circ}22'22''W$, a distance of 244.61 feet; thence $S04^{\circ}09'00''E$, a distance of 397.40 feet; thence $S15^{\circ}44'57''E$, a distance of 345.11 feet to a point on said county road centerline; thence along said centerline $S68^{\circ}09'00''W$, a distance of 306.08 feet to a tangent point of curve; thence along said curve to the left having a delta of $68^{\circ}09'$, a radius of 818.51 feet, an arc length of 973.57 feet to a point that is the approximate SW corner of said Government Lot 3; thence departing said centerline and along the west line of said Section 30 $N00^{\circ}12'46''E$, a distance of 1421.81 feet to the SW corner of said Government Lot 2; thence continuing along said west line $N00^{\circ}06'54''E$, a distance of 1317.86 feet to the NW corner of said Government Lot 2; thence departing said west line and along the north line of said Government Lot 2 $N83^{\circ}16'19''E$, a distance of 1684.26 feet to the NE corner of said Government Lot 2; thence along the east line of said Government Lot 2 $S00^{\circ}08'40''E$, a distance of 1324.53 feet to the SE corner of said Government Lot 2; thence along the north line of said Government Lot 5 $N82^{\circ}00'36''E$, a distance of 1318.94 feet to the Point of Beginning. Said parcel contains 78.61 acres, more or less, including 10.67 acres presently established county road Right-of-Way. Said parcel subject to all easements of record.

