

-2 265,000

FIRST REALTY, LTD.  
3501 WESTOWN PARKWAY  
WEST DES MOINES, IOWA 50266

REAL ESTATE TRANSFER TAX	10.00
STATE	5.00
COUNTY	1.00
TOTAL	16.00
\$ 423.20	
Mitchell Utsher	
RECORDER	
3-11-97	Madison
DATE	COUNTY

RECORDED  
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FILED NO. 2395  
BOOK 61 PAGE 582  
97 MAR 11 PM 1:20  
MITCHELL UTSLER  
RECORDER  
MADISON COUNTY, IOWA

PREPARED BY: S. STRAIT, MIDLAND ESCROW SERVICES, INC., 3601 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 222-4681

SPACE ABOVE THIS LINE FOR RECORDER

**WARRANTY DEED**

**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, RICHARD J. WIEDERHOLD AND JANE M. WIEDERHOLD, husband and wife, hereby convey unto JERROLD M. HILLARD AND DEBORAH A. HILLARD, 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 ATTACHED LEGAL DESCRIPTION

**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 whomsoever, 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 MARCH 10, 1997.

By: Richard J. Wiederhold  
RICHARD J. WIEDERHOLD

By: Jane M. Wiederhold  
JANE M. WIEDERHOLD

STATE OF Nebr.  
COUNTY OF Cass )SS.

On this 10 day of MARCH, A.D. 1997, before me, the undersigned, a Notary Public in and for the State of \_\_\_\_\_, personally appeared RICHARD J. WIEDERHOLD AND JANE M. WIEDERHOLD, husband and wife, known to be the personS named in and who executed the foregoing instrument, and acknowledged that THEY executed the same as THEIR voluntary act and deed.

Tonda J. Haith  
Notary Public in and for Said State



Parcel "A" located in the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Northwest corner of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence, along the North line of said Northeast Quarter (¼) of the Southeast Quarter (¼), South 89°31'42" East 480.00 feet; thence South 00°32'32" West 363.00 feet; thence South 89°31'42" East 40.00 feet; thence South 00°32'32" West 181.50 feet; thence North 89°31'42" West 520.00 feet to the West line of the said Northeast Quarter (¼) of the Southeast Quarter (¼); thence along said West line, North 00°32'32" East 544.50 feet to the Point of Beginning. Said parcel "A" contains 6.167 acres including 0.392 acres of county road right of way. Subject to Sanitary Sewer Easement to City of Winterset, Iowa recorded in Book 58, Page 225, and Gas Pipeline Easement recorded in Book 88, Page 262 both in the Madison County Recorder's Office, and subject to Reserved Easement "A": A 30.00 feet wide easement being 15.00 feet either side of the following described centerline: Commencing at the Northwest Corner of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 89°31'42" East 480.00 feet; thence South 00°32'32" West 181.50 feet to Point of Beginning; thence North 46°59'13" West 125.95 feet to the centerline of Sanitary Sewer Easement to City of Winterset, Iowa, and subject to Reserved Easement "B": A 15.00 feet wide easement described as commencing at the Northwest Corner of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 89°31'42" East 63.00 feet, thence South 00°32'32" West to the centerline of Sanitary Sewer Easement to City of Winterset, Iowa; thence South 89°31'42" East 15.00 feet; thence North 00°32'32" East to the North line of said Northeast Quarter (¼) of the Southeast Quarter (¼); thence North 89°31'42" West 15.00 feet to the Point of Beginning,

