

45,000

RECORDED
INDEXED

REC. \$12.00
ADV. \$5.00
L.M.F. \$4.00

REAL ESTATE TRANSFER
TAX PAID 22
STAMP #
\$ 71.20
RECORDED
8-13-97
DATE COUNTY

FILED NO. 657

BOOK 61 PAGE 857

97 AUG 13 PM 3:22

MICHELLE LITTLE
RECORDER
MADISON COUNTY, IOWA

Preparer Information Randy V. Hefner 1009 Main Street Adel 993-4545
Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One (1)
Dollar(s) and other valuable consideration,
James D. Carey and Donna J. Carey, husband and wife,

do hereby Convey to
Gregory S. Jones and Deborah K. Jones,

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.

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: 8-8-97

MADISON COUNTY, ss:

On this 8 day of August, 19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared James D. Carey & Donna J. Carey

James D. Carey (Grantor)

Donna J. Carey (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.

Mark E. Beckman Notary Public (Grantor)

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

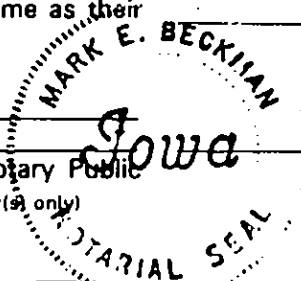


EXHIBIT A

All that part of Cherry Street in the Original Town of Earlham, Madison County, Iowa, lying South of the South boundary line of Railroad Avenue, and North of the North line of the Right of Way of the Chicago, Rock Island and Pacific Railroad Company in said town,

AND

That part of the former Chicago, Rock Island and Pacific Railroad Company's depot grounds, as described in Quit Claim Deed recorded in Book 57, Page 626 and 627, Madison County Recorder's Office, lying south of Lot 1, Block 13, Original Town of Earlham, Madison County, Iowa, described as follows:

Beginning at the southeast corner of said Block 13;
thence South 00 degrees 00 minutes 00 seconds East along the west line of vacated Cherry Street 89.78 feet to a point 50.00 feet radially distant from the centerline of the former Chicago, Rock Island and Pacific Railroad Company's main track;
thence northwesterly a distance of 165.54 feet along a curve concave to the northeast and not tangent with the last described line, said curve has a radius of 5679.65 feet, central angle of 1 degree 40 minutes 12 seconds, chord bearing of North 77 degrees 58 minutes 54 seconds West, and is 50.00 feet radially distant from said main track centerline; thence North 00 degrees 17 minutes 13 seconds East 96.04 feet to the southwest corner of Lot 1 of said Block 13;
thence South 75 degrees 50 minutes 29 seconds East along the southerly line of said Lot 1, 166.48 feet to the southeast corner of said Block 13 and the point of beginning.

Said tract contains 15,029 square feet.

This Deed given in fulfillment of Contract filed January 3, 1995, in Deed Record Book 60, Page 8.

