

REAL ESTATE TRANSFER
TAX PAID

STAMP #

\$ 76.00

Michelle Utzler
RECORDER

9-2-97 Madison
DATE COUNTY

INDEXED ✓
RECORDED ✓
COMPARED ✓

FILED NO. 903

BOOK 137 PAGE 877

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MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA
515/462-2442

Preparer Information Gordon K. Darling 53 Jefferson St. Winterset
Individual's Name Street Address City Phone



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Forty Eight Thousand and No/100----- (\$48,000.00) Dollar(s) and other valuable consideration,
Bernard W. Gray and Thelma L. Gray, Husband and Wife,

do hereby Convey to
Edgar LeRoy Beebe and Linda Kay Beebe, 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 attached description)

This deed given in fulfillment of a real estate contract recorded 1/27/78 at Book 107, Page 337 in the Office of the Madison County, Iowa Recorder.

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
MADISON COUNTY, SS:

Dated: 8/29/97

On this 29th day of August, 19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared Bernard W. Gray and Thelma L. Gray

Bernard W. Gray
Bernard W. Gray (Grantor)

Thelma L. Gray
Thelma L. Gray (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.

Diane M. Daniels
Notary Public



(Grantor)

(Grantor)

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

DESCRIPTIONS:

PARCEL "A"

A parcel of land described as commencing at the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 19, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, thence South along the West line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ 222.0 feet to Point of Beginning; thence Southeasterly along a 573.0 foot radius curve concave Northeasterly 356.0 feet; thence S.35°38'E. 191.0 feet; thence Southeasterly along a 881.5 foot radius curve concave Southwesterly 327.7 feet; thence S.14°20'E. 120.0 feet; thence Southwesterly along a 163.7 foot radius curve concave Southerly 298.4 feet; thence N.89°54'W. 231.3 feet to the West line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence North along the West line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ 1,104.0 feet to Point of Beginning containing 5.60 Acres including 1.27 Acres of County Road Right-of-Way.

PARCEL "B"

A parcel of land described as that part of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 19, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa lying South of the meanderings of Jones Creek. Said parcel contains 39.3 Acres more or less including 0.6 Acres of County Road Right-of-Way.

PARCEL "C"

A parcel of land described as the East 20 Acres of the North Half (N $\frac{1}{2}$) of the Northwest Fractional Quarter (NW.Fr. $\frac{1}{2}$) of Section 19; Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa. Said parcel contains 19.8 Acres more or less.

PARCEL "D"

A parcel of land described as commencing at the South Quarter Corner of Section 13, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa which is the Point of Beginning; thence North along the East line of the Southwest Fractional Quarter (SW.Fr. $\frac{1}{2}$) 514.0 feet to the centerline of Jones Creek; thence following the meanderings of Jones Creek Southwesterly to the South line of said SW.Fr. $\frac{1}{2}$; thence Easterly to Point of Beginning containing 5.2 Acres more or less.

PARCEL "E"

A parcel of land described as that part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 18, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa lying South of the meanderings of Jones Creek. Said parcel contains 10.3 Acres more or less.