

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA# 00454

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

REAL ESTATE REGISTER
TAXES 8
\$ 46.40
Michelle Utzler
RECORDER
4-4-97 Madison
DATE COUNTY

REC 10.00
AUD 5.00
R.M.F. 1.00

FILED NO. 945
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97 SEP -4 AM 11:36

RECORDED ✓
COMPARED ✓

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

Prepared By: Dean R. Nelson, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ---Twenty-nine Thousand Five Hundred
Dollar(s) and other valuable consideration,
WILSON H. YOUNG and RUTH YOUNG, husband and wife,

do hereby Convey to
LYNN R. BERRY and VIRGINIA A. BERRY, 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:

For the Legal Description, see Exhibit "A" attached hereto and by this reference
incorporated herein.

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: August 28, 1997

SS: MADISON COUNTY,
On this 28 day of August
19 97, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Wilson H. Young and Ruth Young

Wilson H. Young
(Wilson H. Young) (Grantor)

Ruth Young
(Ruth Young) (Grantor)

to the knowledge of the undersigned, the identical persons named in
and who executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed.

Dean R. Nelson
(Dean R. Nelson)
Notary Public (Grantor)

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

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel "A", located in the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 7, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Northeast Corner of the Southwest Quarter of the Southeast Quarter of Section 7, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 90°00'00" West along the North line of the Southwest Quarter of the Southeast Quarter of said Section 7, 1303.55 feet to the Northwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 7; thence South 89°45'44" West along the North line of the Southeast Quarter of the Southwest Quarter of said Section 7, 385.35 feet; thence South 1°06'15" West along an existing fenceline; 327.10 feet; thence South 55°30'02" East along an existing fenceline, 847.56 feet; thence North 12°59'06" East along an existing fenceline, 246.16 feet; thence South 88°27'10" East along an existing fenceline, 940.02 feet to a point on the East line of the Southwest Quarter of the Southeast Quarter of said Section 7, thence North 0°09'53" East along the East line of the Southwest Quarter of the Southeast Quarter of said Section 7, 594.21 feet to the point of beginning. Said parcel contains 22.518 acres, including 0.685 acres of county road right-of-way.