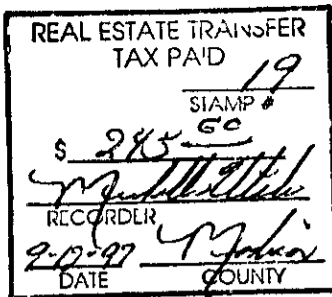


RECORDED
COMPARED



FILED NO 1093

BOOK 138 PAGE 18

97 SEP 12 PM 3:04

MICHELLE UTSLI
RECORDER
MADISON COUNTY, IOWA

AFTER RECORDING RETURN TO
COLDWELL BANKER
MID-AMERICA GROUP
Attn Closing
4800 Westown Parkway, #110
West Des Moines, IA 50266

REC \$ 5.00
AUD \$ 3.00
R.M.F. \$ 1.00

153,900

Preparer Coldwell Banker Mid-America Group Realtors ATTN Closing Department 515-224-8888
Information 4800 Westown Parkway Suite 110 West Des Moines, IA 50266
973128

WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One (\$1 00)
Dollar(s) and other valuable consideration, John F Reilly and Nanette Foster-Reilly, husband and wife

do hereby Convey to Jonathan E Groves and Deanne B Groves, 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

That part of the Southwest Quarter of Section 25, Township 76 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows Beginning at the southwest corner of said Section 25, thence on an assumed bearing of North 01 degrees 36 minutes 17 seconds West along the west line of the Southwest Quarter of said Section 25 a distance of 823 34 feet to the former southerly right of way line of Iowa Highway 92, thence North 49 degrees 57 minutes 20 seconds East along said southerly line a distance of 1315 70 feet, thence northeasterly 574 32 feet along said southerly line and a nontangential curve concave in the southeast, said curve has a radius of 2034 79 feet, a central angle of 11 degrees 36 minutes 29 seconds, and a chord 573 34 feet in length bearing North 55 degrees 45 minutes 35 seconds East to the extended centerline of Madison County Highway R 35, thence South 01 degrees 52 minutes 43 seconds East along said extended centerline a distance of 1786 06 feet to the south line of the Southwest Quarter of said Section 25, thence South 82 degrees 13 minutes 40 seconds West along said south line a distance of 1530 76 feet to the southwest corner of said Section 25 and the point of beginning Said tract contains 46 52 acres and is subject to a Iowa Highway 92 Easement and a Madison County Highway R 35 Easement over the northerly and easterly 7 65 acres thereof

Subject to covenants, conditions, restrictions and easements of record

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, 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 Missouri ss
Clay COUNTY,
On this 10th day of September
19 97, before me, the undersigned, a Notary Public
in and for said State, personally appeared
John F Reilly and Nanette Foster-Reilly, husband and
wife

Dated 9/10/97
John F Reilly (Grantor)

Nanette Foster-Reilly (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

Cynthia L Gilbert Notary Public
(This form of acknowledgment for individual grantor(s) only)

CYNTHIA L GILBERT
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires July 15, 2001