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FILED NO 1108
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97 SEP 15 PM 2:15

REC \$ 10.00
AUD \$ 3.00
R.M.F. \$ 1.00

MICHELLE UTSELL
RECORDER
MADISON COUNTY IOWA

JOHN E. CASPER 223 EAST COURT AVENUE P.O. BOX 67 WINTERSET, IOWA 50273-0067
515-462-4912 SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

For the consideration of a gift
Dollar(s) and other valuable consideration, _____
Elmer Miller and Letty Miller, formerly known as Letty Rhoads, husband and wife, and Jim Rhoads and RoxAnn Rhoads, husband and wife,
do hereby Convey to _____
Gary E. Jacobs and Donna Jacobs, 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 Exhibit "A" attached hereto and incorporated herein by this reference.

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 acknowledgement 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 September 11, 1997
SS

Madison COUNTY,
On this 11th day of September
1997, before me, the undersigned, a Notary Public
in and for said State, personally appeared _____
Elmer Miller, Letty Miller,
Jim Rhoads and RoxAnn Rhoads

Elmer Miller (Grantor)
Letty Miller (Grantor)
Jim Rhoads (Grantor)
RoxAnn Rhoads (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
JOHN E. CASPER Notary Public
(This form of acknowledgement for individual grantor(s) only)

EXHIBIT "A"

Parcel "A", located in the Southwest Quarter of the Northeast Quarter of Section 14, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Center of Section 14, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 88°55'07" East, 160.06 feet to a point on the East right-of-way line of Iowa Highway 169; thence North 4°28'00" East along said R.O.W. line, 429.53 feet to the Point of Beginning; thence North 81°14'21" East, 82.93 feet; thence North 4°32'51" East, 279.03 feet; thence North 89°43'57" East, 98.03 feet; thence North 4°28'00" East, 100.00 feet; thence North 90°00'00" East, 209.04 feet; thence North 0°00'00" East, 280.08 feet; thence South 90°00'00" West, 370.00 feet to a point on the East R.O.W. line of Iowa Highway 169; thence South 1°46'37" West along said R.O.W. line, 73.87 feet; thence South 4°28'00" West along said Highway R.O.W. line, 598.99 feet to the Point of Beginning. Said Parcel contains 3.372 acres

ACCESS EASEMENT

The Grantors, their successors and assigns, reserve a nonexclusive perpetual right and easement over, along and across the South Forty (40) feet of the above described real estate for the purpose of access to and from the real estate legally described as: The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except for the parcel "A" described as follows: Commencing at the Center of Section 14, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 88°55'07" East, 160.06 feet to a point on the East right-of-way line of Iowa Highway 169; thence North 4°28'00" East along said R.O.W. line, 429.53 feet to the Point of Beginning; thence North 81°14'21" East, 82.93 feet; thence North 4°32'51" East, 279.03 feet; thence North 89°43'57" East, 98.03 feet; thence North 4°28'00" East, 100.00 feet; thence North 90°00'00" East, 209.04 feet; thence North 0°00'00" East, 280.08 feet; thence South 90°00'00" West, 370.00 feet to a point on the East R.O.W. line of Iowa Highway 169; thence South 1°46'37" West along said R.O.W. line, 73.87 feet; thence South 4°28'00" West along said Highway R.O.W. line, 598.99 feet to the Point of Beginning. Said Parcel contains 3.372 acres

The Grantors, their successors and assigns, reserve the right to install, maintain, repair, replace, reconstruct, and remove a hard-surfaced or nonsurfaced right of way lane upon, across, and over the easement area to the above described adjoining land.

The Grantor, their successors and assigns, reserve the right to trim, cut and clear away any trees, limbs and brush located upon the easement area or overhanging the same which will interfere with the access rights and the right to remove from the above described easement area any obstruction including brush or any kind of structures which in their judgment will interfere with the exercise of and use of this right of access within the easement area.

The Grantees, their successors and assigns, covenant that no act will be permitted within the easement area which is inconsistent with the rights hereby reserved; that no buildings or structures will be erected upon the easement area which will interfere with these rights; and, that the present grade or ground level of the easement area will not be changed by excavation or filling.

This Reservation Agreement as to the Access Easement shall run with the land and bind and inure to the benefit of the heirs, successors and assigns of the parties.