

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

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

REAL ESTATE TRANSFER TAX PAID	15
STAMP #	
\$	148 80
<i>Michelle Utzler</i>	
RECORDER	
11-12-97	Madison
DATE	COUNTY

REC \$ 10.00  
 AUD \$ 5.00  
 R.M.F. \$ 1.00

EXEMPTED   
 RECORDED   
 COMPARED

FILED NO. **1848**  
 BOOK 138 PAGE 214  
 97 NOV 12 PM 2:46  
 MICHELLE UTZLER  
 RECORDER  
 MADISON COUNTY, IOWA

Prepared by:  
 James L. Hansen  
 6600 University Avenue  
 Des Moines, Iowa 50311



SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED

For the consideration of Ninety Three Thousand Four Hundred Fifty and no/100  
 Dollar(s) and other valuable consideration, Peggy Raymond and Ray Raymond,  
her husband

do hereby Convey to Gayla Craven

the following described real estate in Madison County, Iowa:

See description of real estate attached hereto,  
 marked Exhibit "A".

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,  
 ss: POLK COUNTY,

DATED: November 3, 1997

On this 3rd day of November,  
 19 97, before me, the undersigned, a Notary Public  
 in and for said State, personally appeared  
Peggy Raymond and Ray Raymond,  
her husband,

*Peggy Raymond*  
 Peggy Raymond (Grantor)

*Ray Raymond*  
 Ray Raymond (Grantor)

to me known to be the identical persons named in and  
 who executed the foregoing instrument and acknow-  
 ledged that they executed the same as their voluntary  
 act and deed.

*[Signature]*  
 Notary Public  
 (This form of acknowledgement for individual grantor(s) only)

\_\_\_\_\_  
 (Grantor)  
 \_\_\_\_\_  
 (Grantor)

Re-recorded 7-13-98  
 Deed file 159-315

EXHIBIT "A"

That part of the Southwest Quarter (1/4) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Southeast corner of the Southwest Quarter (1/4) of said Section Twenty-three (23); thence on an assumed bearing of North 00°35'35" East along the east line of said Southwest Quarter (1/4) 1114.12 feet to the point of beginning; thence North 87°30'03" West 94.48 feet; thence South 00°24'13" West 103.65 feet; thence North 89°00'10" West 103.97 feet; thence North 01°37'55" East 144.69 feet; thence North 88°53'10" West 307.11 feet; thence North 01°49'35" East 253.86 feet; thence North 89°58'15" East 497.08 feet to the east line of said Southwest Quarter (1/4); thence South 00°35'35" West along said east line 306.88 feet to the point of beginning, said tract contains 3.40 acres and is subject to a Madison County Highway Easement over the easterly 0.23 acres thereof; and That part of the Southwest Quarter (1/4) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the Southeast corner of the Southwest Quarter (1/4) of said Section Twenty-three (23); thence on an assumed bearing of South 89°56'00" West along the south line of said Southwest Quarter (1/4) 289.60 feet; thence North 30°20'38" West 625.90 feet, thence North 87°16'44" East 340.82 feet; thence North 16°53'57" East 273.97 feet; thence North 89°11'52" East 194.24 feet to the east line of said Southwest Quarter (1/4); thence South 00°35'35" West along said east line 820.90 feet to said Southeast corner of the Southwest Quarter (1/4) and the point of beginning, said tract contains 7.16 acres and is subject to a Madison County Highway Easement over the easterly 0.62 acres thereof.