

198,000

IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

REAL ESTATE TRANSFER
TAX PAID
17
STAMP #
\$ 316.00
Michelle Utzler
RECORDER
11-13-97 Madison
DATE COUNTY

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

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COMPUTER
RECORDED
COMPARED

MICHELLE UTZLER
RECORDER
MADISON COUNTY IOWA

PREPARED BY D. VELNER, MIDLAND ESCROW, 3501 WESTOWN PKWY, WEST DES MOINES, IOWA 50266 224-6211

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration the receipt of which is hereby acknowledged, Lonnie E Brown and Rise L Brown, husband and wife hereby convey unto Dennis L Hedlund and Paula S Hedlund, husband and wife as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate, situated in Madison County, Iowa

SEE EXHIBIT "A" ATTACHED

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate, that they have good and lawful authority to sell and convey the same, that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated, and they covenant to warrant and defend said 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 such 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

Signed this 6 day of Nov, 1997

Lonnie E Brown
Lonnie E Brown

Rise L Brown
Rise L Brown

STATE OF Iowa)
) SS.
COUNTY OF Polk)

On this 6th day of November A D 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared Lonnie E Brown and Rise L Brown, husband and wife, known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed

Carol M. Nelson
Notary Public in and for Said State

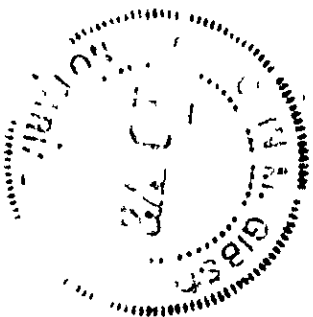


Exhibit "A"

The Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2) in Township Seventy-Seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT a parcel described as beginning at the Southwest corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section 2; thence on an assumed bearing of North 00°18'18" East along the West line of said Northwest Quarter (1/4) of the Southeast Quarter (1/4) 648.62 feet; thence North 90°00'00" East 268.92 feet; thence South 24°30'18" East 466.52 feet; thence South 03°31'40" East 224.54 feet to the South line of said Northwest Quarter (1/4) of the Southeast Quarter (1/4); thence north 90°00'00" West along said South line 479.69 feet to the Southwest corner of said Northwest Quarter (1/4) of the Southeast Quarter (1/4) and the point of beginning; said excepted tract containing 6.00 acres and subject to a Madison county highway easement over the Southerly 0 44 acres thereof; AND EXCEPT a parcel described as commencing at the Southwest corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section 2; thence on an assumed bearing of North 00°18'18" East along the West line of said Northwest Quarter (1/4) of the Southeast Quarter (1/4) a distance of 648.62 feet to the point of beginning; thence North 00°18'18" East along said West line 241.54 feet; thence South 50°44'44" East 324.20 feet ; thence South 24°30'18" East 40.00 feet; thence North 90°00'00" West 268.92 feet to the West line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section 2 and the point of beginning; said excepted tract containing 0.81 acres. The property being considered is locally known as 2047 105th Street, Earlham, Iowa.

