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REAL ESTATE TRANSFER TAX PAID
38
SIA #
\$ 5360
Michelle Utshel
RECORDER
11-26-97
MADISON
DATE COUNTY

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

FILED NO 2057
 BOOK 138 PAGE 253
 97 NOV 26 PM 3:20
 MICHELLE UTSHEL
 RECORDER
 MADISON COUNTY IOWA

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

COMPUTER ✓
 RECORDED ✓
 COMPARED ✓

PREPARED BY G FISHER, MIDLAND ESCROW, 3501 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 224-6235

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, EVERETT G MILLER, JR AND MARCIA K MILLER, HUSBAND AND WIFE, hereby convey unto GLENN H IVERS AND NANCY L IVERS, 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 ATTACHED EXHIBIT "A"

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

Dated NOVEMBER, 25, 1997

By Everett G Miller
 EVERETT G MILLER, JR

By Marcia K Miller
 MARCIA K MILLER

STATE OF IOWA)
)SS.
 COUNTY OF ~~POEK~~)
 MADISON

On this 25 day of NOVEMBER, A D 1997 before me, a Notary Public in and for the State of Iowa, personally appeared EVERETT G MILLER, JR AND MARCIA K MILLER, HUSBAND AND WIFE, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed

John S Shaw
 Notary Public in and for Said State



For Addendum See Deed Record 141-243 3-18-99

EXHIBIT "A"

Parcel "P", located in the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Eleven (11), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast corner of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section 11, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, thence South $0^{\circ}04'36''$ West along the East line of the West Half of the Southwest Quarter of said Section 11, 1861 61 feet; thence North $87^{\circ}37'10''$ West along the centerline of an unpaved County Road, 440 07 feet; thence North $0^{\circ}04'00''$ East, 1834 83 feet to a point on the North line of the Northwest Quarter of the Southwest Quarter of said Section 11; thence North $88^{\circ}53'35''$ East along an existing fenceline which is the North line of the Northwest Quarter of the Southwest Quarter of said Section 11, 440 13 feet to the Point of Beginning. Said Parcel contains 18 663 acres, including 0 310 acres of County Road right-of-way

