

# 230,000 00

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 92  
# 20  
\$ 367  
*Michelle Utzler*  
RECORDER  
1-23-92 Madison  
DATE COUNTY

FILED NO. 1730  
BOOK 129 PAGE 508  
92 JAN 22 PM 2:16

Fee \$10.00  
Transfer \$10.00

MICHELLE UTZLER  
RECORDER  
SPACE ABOVE THIS LINE  
FOR RECORDER



**WARRANTY DEED**

For the consideration of Ten Dollars (\$10.00)  
Dollar(s) and other valuable consideration, ROBERT F. SANDAHL and SUZANNE SANDAHL,  
husband and wife,  
do hereby Convey to JACK A. CAVANAH and MARJORIE S. CAVANAH, husband and wife as  
joint tenants with full right of survivorship and not as tenants in common  
the following described real estate in Madison County, Iowa:

See Exhibit "A" which by this reference becomes a part of this conveyance  
and contains the legal description of the property being conveyed.

Subject to easements, reservations, restrictions and zoning of record.

This conveyance is given in full performance of Real Estate Contract between  
the parties dated March 1, 1991 and the warranties contained herein extend only  
to that date.

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  
POLK COUNTY, SS:

DATED: 1/20/92

On this 20th day of January,  
1992, before me, the undersigned, a Notary Public  
in and for said State, personally appeared  
Robert F. Sandahl and Suzanne  
Sandahl husband and wife

*Robert F. Sandahl*  
Robert F. Sandahl (Grantor)

*Suzanne Sandahl*  
Suzanne Sandahl (Grantor)  
1012 Cedar Circle  
West Des Moines, IA 50265  
(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.

*David Ringgenberg*  
David Ringgenberg Notary Public  
(This form of acknowledgement for individual grantor(s) only)

(Grantor)

EXHIBIT "A"

The Southeast Quarter (1/4) and the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Four (4); the North Half (1/2) of the Northeast Quarter (1/4), the East Half (1/2) of the Northwest Quarter (1/4), and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Nine (9), all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT beginning at a point 13 feet West of the Northwest corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Four (4), thence East 190 feet, thence South, 11°59' West, 734.5 feet, thence North 78°01' West, 405 feet, thence Northeasterly along the centerline of the present road to the point of beginning, and containing 5 acres, more or less, the North line of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Four (4) being assumed to bear due East and West, AND EXCEPT that part of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) and that part of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Four (4), and that part of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Nine (9), all of which lies West of the County road, containing 40.20 acres, more or less, AND EXCEPT a parcel of land located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence along the North line of said Southeast Quarter (1/4) South 86°48'53" West 138.46 feet to the Point of Beginning; thence South 35°19'22" West 434.19 feet; thence South 36°38'31" West 536.25 feet; thence North 76°46'06" West 508.75 feet to the centerline of a county road; thence along said centerline North 01°38'49" East 421.90 feet to the beginning of a curve concave Southeasterly; thence Northeasterly 304.17 feet along said curve, having a radius of 204.64 feet, a central angle of 85°10'04" and a chord bearing North 44°13'41" East 276.93 feet; thence continuing along said centerline North 86°48'53" East 862.37 feet to the Point of Beginning, containing 12.444 acres, including 1.434 acres of county road right-of-way; AND EXCEPT a 20 foot wide water line and well easement located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, the centerline of which is more particularly described as follows: Commencing at the Southeast corner of the above-described 12.444 acre parcel of land; thence along the Southerly line of said parcel North 76°46'06" West 90.00 feet to the point of beginning of said centerline of a 20 foot wide easement; thence South 32°19'37" West 669.56 feet to the termination of said centerline of easement