

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 2
STAMP #
\$ 248.00
Michelle Utsler
RECORDER
2-2-93 Madison
DATE COUNTY

REC \$ 10.00
AUD \$ 5.00

FILED NO. 1928
BOOK 131 PAGE 142
93 FEB -2 AM 11:11
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration, William C. Yager and Martha A. Yager,
husband and wife

do hereby Convey to Loren T. Gunderman and Genevieve E. Gunderman,
husband and wife, as tenants in common

the following described real estate in Madison County, Iowa:

See attached Exhibit "A" for legal description

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,
COUNTY, Pelle ss:

DATED: 1-28-93

On this 28 day of January,
1993, before me, the undersigned, a Notary Public
in and for said State, personally appeared
William C. Yager and
Martha A. Yager, husband
and wife

William C. Yager
William C. Yager (Grantor)

Martha A. Yager
Martha A. Yager (Grantor)

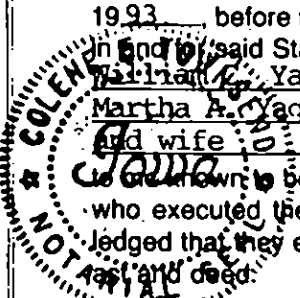
to be known to be the identical persons named in and
who executed the foregoing instrument and acknow-
ledged that they executed the same as their voluntary
act and deed.

(Grantor)

Gene E. Townsend
Notary Public

(Grantor)

(This form of acknowledgement for individual grantor(s) only)
My Commission Expires: 10-6-96



SELLER: William C. Yager and Martha A. Yager
BUYER: Loren T. Gunderman and Genevieve E. Gunderman

LEGAL DESCRIPTION OF SUBJECT PROPERTY

EXHIBIT "A"

The West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Four (4), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the South 40 feet of the West half ($\frac{1}{2}$) of said Southeast Quarter ($\frac{1}{4}$) for road purposes, EXCEPT one-half ($\frac{1}{2}$) acre on the North line of said Southeast Quarter ($\frac{1}{4}$) for cemetery, and EXCEPT a tract of land in the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Four (4), more particularly described as follows: Commencing at the Center of Section Four (4), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County Iowa, thence along the North line of the Southeast Quarter ($\frac{1}{4}$) of said Section Four (4), North $90^{\circ}00'00''$ East 452.86 feet to the point of beginning, thence continuing along said North line, North $90^{\circ}00'00''$ East 1,072.01 feet; thence South $10^{\circ}45'58''$ West 1,105.41 feet along the westerly right of way line of a county road; thence North $89^{\circ}11'05''$ West 536.15 feet; thence North $16^{\circ}59'16''$ West 1,127.52 feet to the point of beginning, said tract of land contains 19.969 Acres.

and

The West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$); the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), the South 1 Acre of the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$); and the Southwest Quarter ($\frac{1}{4}$), all in Section Four (4), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P. M., Madison County, Iowa, EXCEPT a tract of land in the South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Four (4), more particularly described as follows: Beginning at the South Quarter ($\frac{1}{4}$) Corner of Section Four (4), thence South $89^{\circ}51'02''$ West 1,994.99 feet along the South line of the Southwest Quarter ($\frac{1}{4}$) of said Section Four (4), thence North $00^{\circ}02'52''$ West 469.25 feet, thence North $89^{\circ}51'02''$ East 1,994.99 feet to the East line of said Southwest Quarter ($\frac{1}{4}$), thence, along said East line, South $00^{\circ}02'52''$ East 469.25 feet to the point of beginning, containing 21.491 acres.