

REAL ESTATE TRANSFER TAX PAID <u>4</u>
STAMP #
\$ <u>41.60</u>
<u>Michelle Utzler</u> RECORDER
<u>1-4-94</u> <u>Madison</u> DATE COUNTY

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

FILED NO. 1728  
BOOK 132 PAGE 383  
94 JAN -4 PM 4:11

COMPUTER   
RECORDED   
COMPARED

MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED

For the consideration of TWENTY-SIX THOUSAND FIVE HUNDRED (\$26,500.00)  
Dollar(s) and other valuable consideration,  
JERRY L. SCHWERTFEGER and BETH A. SCHWERTFEGER, Husband and Wife,

do hereby Convey to  
JANE M. REED

the following described real estate in Madison County, Iowa:

See description of real estate attached.

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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA

Dated: Jan 3, 1994

MADISON COUNTY, SS:  
On this 3 day of Jan,  
199 4, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Jerry L. Schwertfeger and  
Beth A. Schwertfeger

Jerry L. Schwertfeger (Grantor)

Beth A. Schwertfeger (Grantor)

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

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

Jerrold B. Oliver  
Notary Public

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

(This form of acknowledgment for individual grantor(s) only)



JERROLD B. OLIVER  
MY COMMISSION EXPIRES  
August 26, 1994

## Schwertfeger - Reed Warranty Deed

Description of Real Estate

Parcel A in the Northwest Fractional Quarter (NW Fr.  $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southeast Corner of the Northwest Fractional Quarter (NW Fr.  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County; thence along the South line of said Northwest Fractional Quarter (NW Fr.  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ), South  $89^{\circ}27'54''$  West, 495.98 feet; thence North  $00^{\circ}32'06''$  West, 140.52 feet; thence North  $04^{\circ}34'52''$  West, 165.35 feet; thence North  $70^{\circ}57'56''$  East, 63.80 feet; thence South  $49^{\circ}11'20''$  East, 117.63 feet; thence North  $89^{\circ}27'54''$  East, 357.80 feet to the East line of said Northwest Fractional Quarter (NW Fr.  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ); thence along said East Line, South  $00^{\circ}46'21''$  East, 247.99 feet to the point of beginning. Said Parcel A contains 3.000 acres,

AND

A 50-foot wide ingress-egress and utility easement, being 25 feet wide on both sides of the following-described centerline, in the Northwest Fractional Quarter (NW Fr.  $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa: Commencing at the Northwest Corner of Section 30, Township 76 North, Range 27 West of the 5th P.M., thence along the West line of the Northwest Fractional Quarter (NW Fr.  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) of said Section 30, South  $00^{\circ}00'00''$  1,203.67 feet to the Point of Beginning of the easement centerline, thence North  $82^{\circ}41'05''$  East, 282.82 feet; thence North  $52^{\circ}04'00''$  East, 271.00 feet; thence North  $39^{\circ}40'10''$  East, 324.92 feet; thence Easterly 183.08 feet along a 100.00 foot radius curve, concave Southerly, with a central angle of  $104^{\circ}53'50''$  and a long chord bearing South  $87^{\circ}52'55''$  East, 158.56 feet; thence South  $35^{\circ}26'00''$  East, 280.07 feet to a point at the center of a 120-foot diameter Cul-de-sac.

It is understood that said easement is a non-exclusive easement, and that said easement will be used by Grantors and their successors in interest.