

72,500  
 FILE NO. 1962 FILED FOR RECORD THE 25 DAY OF January 1994 AT 10:35 STATE OF IOWA, Madison County  
 RECORDING FEE \$ 11.00 RECORDER Michelle Sheets  
 TRANSFER FEE \$ 10.00 O'CLOCK A. M. BOOK 132 PAGE 462 BY Shirley L. Henry DEPUTY

COMPUTER   
 RECORDED   
 COMPARED

**WARRANTY DEED**

FOR VALUE RECEIVED, Fred Reed, Jr. and Dorris M. Reed, husband and wife, do hereby CONVEY unto Ralph E. Sheets, Jr., and LaVonne A. Sheets, husband and wife, as joint tenants with full right of ownership in the survivor and not as tenants in common, the following real estate:

See Attached Exhibit A. This conveyance is subject to the easement for ingress and egress, also described on Exhibit A, which Sellers hereby reserve to themselves, their heirs, successors and assigns.

Revenue Required: \$115.20

The Grantors do hereby covenant with the Grantees and successors in interest that the Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that the premises are free and clear of all liens and encumbrances whatsoever except as may be stated above; and the Grantors covenant to warrant and defend the premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

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

IN WITNESS WHEREOF, we have subscribed our names on this 19<sup>th</sup> day of January, 1994.

Fred Reed Jr.  
 Fred Reed, Jr.

Dorris M Reed  
 Dorris M. Reed

**CERTIFICATE OF ACKNOWLEDGMENT**

STATE OF IOWA, CLARKE COUNTY, SS:

On this 19<sup>th</sup> day of January, 1994, before me, a Notary Public in and for said County and State, personally appeared Fred Reed, Jr., and Dorris M. Reed, to me known to be the identical persons named in and who executed the same as their voluntary act and deed.



Judy K. Klemesrud  
 Notary Public in and for the State of Iowa

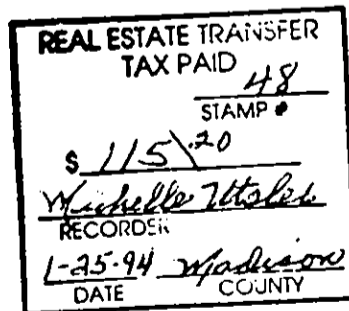


EXHIBIT A

DESCRIPTION:

Parcel "A" located in the Southwest Quarter of Section 1 and in the Northwest Quarter of the Northwest Quarter of Section 12, Township 74 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast Corner of the SW.1/4 of the SW.1/4 of Section 1, T74N, R27W of the 5th P.M., Madison County, Iowa; thence, along the South line of said Section 1, North 89°45'16" East 64.94 feet; thence North 02°04'03" East 107.89 feet; thence North 27°43'40" East 162.68 feet; thence North 34°21'37" East 132.35 feet; thence North 15°21'56" East 223.35 feet to the centerline of Clanton Creek; thence, along said centerline, North 79°30'58" West 57.45 feet; thence North 35°19'59" West 104.40 feet; thence North 62°30'27" West 98.28 feet; thence North 14°15'41" East 164.68 feet; thence North 29°27'28" West 82.39 feet; thence North 53°17'18" West 44.49 feet; thence North 86°28'30" West 80.93 feet; thence South 68°54'51" West 105.56 feet; thence South 22°47'38" West 118.69 feet; thence South 36°46'52" West 192.88 feet; thence South 07°30'14" West 182.29 feet; thence South 72°52'19" West 88.43 feet to the Junction of Clanton Creek and a small creek running Southerly; thence, along said small creek, South 09°15'16" East 81.36 feet; thence South 05°59'53" East 284.36 feet; thence South 24°01'03" West 36.66 feet; thence, departing said small creek, South 01°07'24" East 77.03 feet; thence South 02°11'43" East 331.05 feet; thence South 06°10'57" East 327.38 feet to a point in the centerline curve of county road # G-68; thence Southeasterly, 452.93 feet along said curve, concave Southwesterly, having a radius of 636.63 feet, a central angle of 40°45'50" and a chord bearing South 46°43'44" East 443.45 feet to the East line of the NW. 1/4 of the NW.1/4 of Section 12, T74N, R27W; thence, along said East line, North 00°36'09" East 961.93 feet to the Point of Beginning. Said parcel "A" contains 16.646 acres, including 1.073 acres of county road right-of-way.

EASEMENT:

An Ingress-Egress Easement 20' wide in the SW.1/4 of Section 1, T74N, R27W of the 5th P.M., Madison County, Iowa, being 10' on both sides of the following described centerline:

Commencing at the Southeast Corner of the SW.1/4 of the SW.1/4 of Section 1, T74N, R27W of the 5th P.M., Madison County, Iowa; thence North 89°45'16" East 20.05 feet to the Point of Beginning of the centerline of a 20' wide Ingress-Egress Easement; thence North 10°10'04" East 54.97 feet; thence North 14°07'34" West 43.80 feet; thence North 64°33'40" West 53.05 feet; thence South 89°12'07" West 84.64 feet; thence South 12°58'28" West 103.21 feet; thence South 80°52'53" West 93.75 feet; thence North 01°26'45" West 265.53 feet; thence North 82°44'55" East 303.51 feet; thence North 40°13'07" East 179.21 feet; thence North 59°47'55" East 83.84 feet to the terminus of said Easement centerline.