

IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA# 04132 Jordan, Oliver & Walters
Winterset, Iowa

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ONE AND NO/100----- (\$1.00)
Dollar(s) and other valuable consideration,
EDWARD A. POWELL and EDNA LORRAINE POWELL, Husband and Wife,

do hereby Convey to
EDWARD A. POWELL and EDNA LORRAINE POWELL

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

See description of real estate on Exhibit "A" attached hereto.

This is a deed between husband and wife without actual consideration,
and therefore, no groundwater statement or declaration of value is
required.

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 SS:

Dated: Dec. 1, 1993

MADISON COUNTY
On this 7 day of November, Dec.
199 3, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Edward A. Powell and Edna
Lorraine Powell

Edward A. Powell
Edward A. Powell (Grantor)

Edna Lorraine Powell
Edna Lorraine Powell (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)

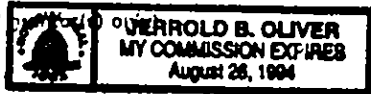


Exhibit "A" - Description of Real Estate

Commencing at the Northwest corner of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Three (3), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., thence South to the Southwest corner of said forty-acre tract; thence East to the Southeast corner thereof; thence North 40 rods; thence Northwesterly in a straight line to the place of beginning; AND

The Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), except all that part thereof which lies West of the present channel of Middle River; also all that part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) lying East of Middle River; also all that part of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) lying South and East of the main channel of Middle River; all in Section Four (4); and a tract of land commencing at a point on the North line of the South Half (S $\frac{1}{2}$) of Section Four (4) which is 1156.4 feet West of the Northeast corner thereof, running thence East on said North line to said Northeast corner, thence South on the East line of said Section 1037 feet to a point where it intersects the center line of the public highway running in a Northwesterly and Southeasterly direction across said tract, thence in a Northwesterly direction 1569 feet, following the center of said highway, to the point of beginning; in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT a parcel of land described as follows: Commencing at the East Quarter Corner of Section Four (4), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence, along the East line of said Section, South 01°14'36" West 635.00 feet to the Point of Beginning; thence, continuing along said East line, South 01°14'36" West 392.25 feet to the Northerly line of a county road; thence, along said Northerly line, North 45°03'29" West 158.26 feet; thence North 39°45'45" West 238.38 feet to the beginning of a nontangent curve concave Northeasterly; thence, Northwesterly 221.73 feet along said curve, having a radius of 517.96 feet, a central angle of 24°31'40" and a chord bearing North 32°47'39" West 220.04 feet; thence North 20°31'49" West 49.46 feet; thence, departing said Northerly Line of the county road, North 69°28'11" East 223.72 feet; thence South 54°00'00" East 78.48 feet; thence South 49°34'18" East 129.35 feet; thence South 24°43'41" East 90.96 feet to the Point of Beginning; said tract of land contains 3.000 Acres; AND EXCEPT that portion of said real estate conveyed to Madison County, Iowa, by Warranty Deed recorded in Book 123, Page 264, and by Warranty Deed recorded in Book 124, Page 331 of the Madison County Recorder's office.

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