

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA# 00454

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

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

REAL ESTATE TRANSFER
TAX PAID 39
STAMP #
\$ 128.80
RECORDED
4-22-94 DATE
Madison COUNTY

FILED NO. 2896
BOOK 132 PAGE 724
94 APR 22 PM 2:27
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ---Eighty-one Thousand
Dollar(s) and other valuable consideration,
DONNA L. SMITH, a single person,

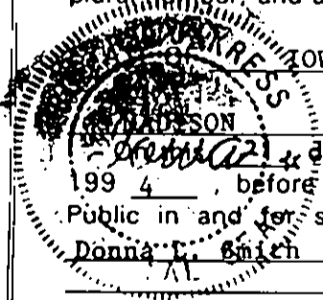
do hereby Convey to
MICHAEL S. MORRISON and JULIE L. MORRISON, husband and wife,

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

For Legal Description, see Exhibit "A" attached hereto and by this reference
incorporated herein.

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.



IOWA, Dated: April 21, 1994
ss: _____
_____ COUNTY,
_____ day of April, 1994, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Donna L. Smith (Donna L. Smith) (Grantor)

_____ (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)

Robert J. Kress
Notary Public (Grantor)
(This form of acknowledgment for individual grantor(s) only)

EXHIBIT "A"

The East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) and the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirteen (13) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa,

The Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirteen (13) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land in the Northwest Quarter of the Southwest Quarter of Section 13, Township 77 North, Range 29 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter Corner of Section 13, T77N, R29W of the 5th P.M., Madison County, Iowa; thence North $89^{\circ}33'07''$ East 367.01 feet along the north line of the SW $\frac{1}{4}$ of said Section 13; thence South $00^{\circ}00'00''$ 593.48 feet to the point of beginning. Said tract of land contains 5.000 Acres including 0.286 Acres of County Road Right of Way, and

EXCEPT A parcel of land located in the North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; thence, along the West line of said Section 13, North $00^{\circ}00'00''$, 717.35 feet; thence North $89^{\circ}33'07''$ East 367.01 feet; thence North $00^{\circ}00'00''$ 593.48 feet; thence South $89^{\circ}55'06''$ East 938.18 feet to the NE Corner of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section 13; thence South $00^{\circ}04'32''$ West 391.36 feet; thence North $89^{\circ}19'13''$ East 398.55 feet; thence North $00^{\circ}55'38''$ East 1027.12 feet; thence South $88^{\circ}34'41''$ East 223.39 feet; thence North $00^{\circ}24'00''$ East 272.75 feet; thence South $89^{\circ}13'07''$ East 225.68 feet; thence North $00^{\circ}04'00''$ West 281.11 feet; thence South $87^{\circ}59'26''$ East 470.85 feet to the East line of the West One-half ($\frac{1}{2}$) of said Section 13; thence, along said East line, South $00^{\circ}37'05''$ West 2481.52 feet to the Southeast Corner of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section 13; thence North $89^{\circ}59'59''$ West 2621.38 feet to the Point of Beginning. Said parcel of land contains 91.220 Acres, including 0.377 Acres of County road right of way, and

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