

FIRST REALTY, LTD.
P. O. BOX 10343
DES MOINES, IA 50306

PROPERTY ADDRESS:
R R 1, BOX 278
WINTERSSET, IOWA

COMPUTER
RECORDED
COMPARED

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

FILED NO. 2977

BOOK 132 PAGE 744

94 APR 28 AM 10:07

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That G. LEON BERKLEY AND JUDITH ANN BERKLEY, HUSBAND AND WIFE, in consideration of the sum of ONE Dollar and other good and valuable consideration in hand paid do hereby Convey unto MADONNA M. SWARTZ the following described real estate, situated in MADISON County, Iowa, to-wit:

A TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION TWO (2), IN TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, THENCE NORTH 1329 FEET ALONG THE WEST LINE OF SAID SECTION TWO (2), THENCE EAST 611.2 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION TWO (2), THENCE SOUTH 1327.6 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4), THENCE WEST 611.2 FEET TO THE POINT OF BEGINNING, CONTAINING 18.6377 ACRES; SUBJECT TO A WATERLINE EASEMENT 10 FEET IN WIDTH BEING 5 FEET EITHER SIDE OF A CENTERLINE DESCRIBED AS COMMENCING 153.3 FEET NORTH OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT, THENCE NORTH 32°58' WEST 159.9 FEET, THENCE NORTH 50°45' WEST 123.7 FEET, THENCE NORTH 35°55' WEST 115.2 FEET TO THE WELL,

NO REVENUE OR DECLARATION REQUIRED. EXEMPTION NO. 10 APPLIES.

SUBJECT TO ALL BUILDING RESTRICTIONS AND EASEMENTS OF RECORD.

And the grantors do hereby covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances, Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said 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 described premises.

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.

Signed this 11 day of APRIL, 1994.

By: G. Leon Berkley
G. LEON BERKLEY
By: Judith Ann Berkley
JUDITH ANN BERKLEY



STATE OF IOWA)
)SS.
COUNTY OF)

On this 11 day of APRIL, A.D. 1994, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared G. LEON BERKLEY AND JUDITH ANN BERKLEY, HUSBAND AND WIFE, known to be the personS named in and who executed the foregoing instrument, and acknowledged that THEY executed the same as THEIR voluntary act and deed.

Linda M. Schultheis /96

See Quad Spec 132-397