

REAL ESTATE TRANSFER  
TAX PAID 16  
STAMP #  
\$ 188.00  
*Michelle Utsler*  
RECORDER  
10-12-94 Madison  
DATE COUNTY

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

FILED NO. 1021  
BOOK 133 PAGE 454  
94 OCT 12 PM 4:02  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPARED



S10379

WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of One Dollar (\$1.00)  
Dollar(s) and other valuable consideration, Shirley Ann Parkins, a single person

do hereby Convey to Michael D. Parkins and Janice M. Parkins, 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:

See Attached Legal Description Entitled "Exhibit A"

PLEASE RETURN TO:  
COLDWELL BANKER  
MID-AMERICA GROUP, REALTORS  
Regency West 3, Suite 110  
4800 Westown Parkway  
WEST DES MOINES, IOWA 50266

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:  
Madison COUNTY,

Dated: Sept. 29 - 1994

On this 29<sup>th</sup> day of September, 1994, before me the undersigned, a Notary Public in and for said State, personally appeared Shirley Ann Parkins, a single person

Shirley Ann Parkins  
Shirley Ann Parkins (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)

(Grantor)

Mary Beth Kodes 9/29/94  
Notary Public

(Grantor)

(This form of acknowledgment for individual grantors)  
My Commission Expires On January 5, 1997

"Exhibit A"

LEGAL DESCRIPTION

All that part of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Two(2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., lying South and East of the Centerline of County Road G4R; AND all that part of that part of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Two (2) lying South and East of the Centerline of said County Road G4R; and a tract of land commencing at a point Twenty-three (23) rods West of the Southeast Corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Two (2) and running thence North 427.2 feet, thence West to said public highway, thence in a Southwesterly direction along said highway to the South line of said last mentioned 40 acre tract, thence East to the Point of Beginning; AND all that part of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., lying South and East of the centerline of said County Road G4R. AND All that part of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) lying North and West of the centerline of County Road G4R and all that part of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) lying North and West of the centerline of County Road G4R, AND a tract of land commencing at the Southeast corner of the Northwest Fractional Quarter (1/4) of the Northeast Quarter (1/4), and running thence West 40 rods, thence North to the channel of the North River in a Northeasterly direction to the East line of said fractional 40-acre tract, thence South to the place of beginning, containing 6 acres more or less; AND, a tract of land commencing at a point 1481 feet North of the Southeast corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) running thence East 716 feet to the centerline of the public road designated as Highway "Q", thence in a Southwesterly direction along the centerline of said highway a distance of 822.4 feet, thence South 715.5 feet to the South line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4), thence West 330 feet to the Southwest Corner of the Southeast Quarter (1/4) of the Northeast Quarter (1/4), thence North 1481 feet to the point of beginning, all in Section Two (2), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., EXCEPT Commencing at the Southwest corner of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Two (2); thence South 89°06'16" West, 314.05 feet to a point on the Centerline of County Highway G4R; thence along the centerline of said highway Northeasterly along a curve concave Southeasterly whose radius is 1910.00 feet, whose arc length is 13.22 feet, and whose chord bears North 38°02'10" East 13.22 feet to the Point of Beginning; Thence North 51°45'55" West, 50.00 feet to a point on the Northwesterly right-of-way line of said County Highway; thence North 90°00'00" West, 50.00 feet; thence North 00°00'00" East, 516.08 feet; thence North 90°00'00" East, 401.99 feet; thence South 00°00'00" East, 110 feet; thence South 46°36'35" East, 65.24 feet to a point being on the centerline of said County Highway; thence along the centerline of said highway South 43°23'25" West, 360.78 feet; thence continuing along the centerline of said highway Southwesterly along a curve concave Southwesterly, whose radius is 1,910.00 feet, whose arc length is 171.86 feet, and whose chord bears South 40°48'45" West, 171.80 feet to the Point of Beginning and containing 3.8021 Acres, more or less.