

32,000

REAL ESTATE TRANSFER TAX PAID
 STAMP # 29
 \$ 50.40
 Michelle Utzler
 RECORDER
 10-26-94 Madison
 DATE COUNTY

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

FILED NO. 1154
 BOOK 133 PAGE 518
 94 OCT 26 AM 8:22
 MICHELLE UTZLER
 RECORDER
 MADISON COUNTY, IOWA

COMPUTER
 RECORDED
 COMPARED

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

For the consideration of One
 Dollar(s) and other valuable consideration,
Alice K. Byers, single

do hereby Convey to
Jan E. Yearian, single

the following described real estate in Polk County, Iowa:

see attached legal description

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: October 25, 1994

Polk COUNTY,
 On this 25th day of October,
 199 4, before me, the undersigned, a Notary Public in and for said State, personally appeared

Alice K. Byers
 Alice K. Byers, single (Grantor)

Alice K. Byers, single

(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.

[Signature]
 Notary Public (Grantor)

(This form of acknowledgment for individual grantor(s) only)

NOTARY PUBLIC
 COMMISSION EXPIRES
 10-8-96

Re-Recorded doc.
 Recd. Record 133-577
 11-9-94
 For Unrecorded Deed
 see Deed Record 136-599
 9-3-96

LEGAL DESCRIPTION

A parcel of land described as beginning at the southwest corner of Section 13, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, thence N. 0°00' 2,040.00 feet along the west line of the southwest quarter (SW 1/4) of said Section 13, thence N. 83° 25' E. 470.00 feet, thence S. 0°00' 2,040.0 feet, thence S. 83° 25' W. 470 feet to point of beginning containing 21.866 Acres including 0.424 Acres of county road right of way. NOTE: The west line of the SE 1/4 of Section 13, Township 77 North, Range 26 West of the 5th P.M. is assumed to bear due north and south.

Except a parcel of land described as beginning at the Southwest corner of Section 13, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 0°00' 914 feet along the West line of the Southwest Quarter (SW 1/4) of said Section 13; thence North 83°25' East 250 feet; thence South 0°00' 914 feet; thence South 83°25' West 250 feet to the point of beginning, containing approximately 5 acres including .212 acres of county road right-of-way. NOTE: West line of the Southwest Quarter (SW 1/4) of Section 13, Township 77 North, Range 26 West of the 5th P.M. is assumed to bear due North and South.

Except that an easement is reserved for adjacent land owned by Donald Joseph and Janie Ruth Doudna, their heirs, successors and assigns of a perpetual easement for the location of a water well on the North 1040 feet of the above described property, and a strip of land 20 feet wide from the location of the well to the east boundary line, and south along east boundary line to a point 200 feet north of the county road for the construction, maintenance and operation of water well, and electric line, and all necessary structures and appurtenances thereto. This easement is perpetual and shall run with the land.