

REAL ESTATE TRANSFER
TAX PAID 28
STAMP #
\$ 57.20
Shirley H. Henry
RECORDER
6-27-89 Madison
DATE COUNTY

FILED NO. 2527

Compared BOOK 125 PAGE 662

89 JUN 27 AM 11:11

Fee \$10.00
Transfer \$10.00

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration, Harold L. Carter and Wilma Carter,
husband and wife,

do hereby Convey to Philip A. Cameron and Ruth Cameron, 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 Exhibit "A".

This deed is given as full performance of a certain contract for the sale of said real estate, dated November 3, 1973, (which contract is duly merged herein) to and including which date only all general warranties and covenants herein extend; thereafter, grantors warrant title only as against themselves and all parties claiming by, through or under said grantors or either of them.

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: June 27, 1989

On this 27 day of June, 1989, before me the undersigned, a Notary Public in and for said State, personally appeared Harold L. Carter and Wilma Carter, husband and wife,

Harold L. Carter (Grantor)
Harold L. Carter
Wilma Carter (Grantor)
Wilma Carter

(Grantor)

(Grantor)

Please type or print names under signatures as per Sec. 335.2 Code of Iowa

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.

James E. Van Werden
Notary Public

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

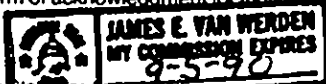


EXHIBIT "A"

The West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) and all that part of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) lying North of the right of way of the Des Moines, Winterset & Southwestern Railroad, in Section Twenty-six (26), except a tract of land described as follows, to-wit: commencing at a point 1,446 feet North of the Southwest corner of said Section Twenty-six (26), which point is on the South right-of-way line of Iowa Highway 92, running thence Northeasterly 192.6 feet along a 1,399.4 foot radius curve concave Southeasterly having a 192.3 feet chord bearing of North $70^{\circ}59'$ East, thence North $74^{\circ}09'$ East 377.3 feet, thence North $7^{\circ}06'$ West 219 feet, thence South $87^{\circ}26'$ West 171.4 feet, thence South $68^{\circ}04'$ West 373.7 feet to the West line of said Section Twenty-six (26), thence South 235.7 feet to the point of beginning and containing 3.0095 acres including 1.2466 acres of Iowa Highway No. 92 and county road right-of-way; and Lot Two (2) of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and the South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and all that part of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) lying North of the center of the channel of Cedar Creek, and the following described tract, to-wit: Commencing at a point 58 rods and 40 feet South and 69 rods East of the Northwest corner of the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) and running thence South 40 rods, thence West 69 rods, thence South to the center of Cedar Creek, thence following the meanderings of said Cedar Creek to a point where it crosses the East line of said West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$), thence North to a point 58 rods and 40 feet South of the Northeast corner of said 80-acre tract, thence West to the place of beginning in Section Twenty-three (23), all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.