

REAL ESTATE TRANSFER  
TAX PAID 28  
STAMP #  
\$ 142.45  
M. E. Welty  
RECORDER  
1-26-89  
DATE COUNTY

Compared

FILED NO. 1506  
BOOK 125 PAGE 250  
1989 JAN 26 AM 11:46  
MARY E. WELTY  
RECORDER  
MADISON COUNTY IOWA  
Fee \$10.00  
Transfer \$10.00



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of One dollar (\$1.00)  
Dollar(s) and other valuable consideration, Junice E. Baker a/k/a Junice E. Baker, widow  
and unremarried.

do hereby Convey to Jack L. Freese and Roberta J. Freese, 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 Exhibit "A" attached hereto, pages 1 and 2

This Deed is given in fulfillment of Real Estate Contract  
by and between Merle Baker and Junice Baker, Sellers and  
Jack L. Freese and Roberta J. Freese, Buyers dated  
March \_\_\_\_\_, 1974 and filed April 1, 1974 at Book  
103, Page 653, in the office of the Madison County  
Recorder.

Subject to easements of record.

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:  
Polk COUNTY,

Dated: October 6, 1988

On this 6 day of October  
1988 before me the undersigned, a Notary  
Public in and for said State, personally appeared  
Junice Baker a/k/a Junice E. Baker

Junice E. Baker  
Junice E. Baker a/k/a Junice Baker (Grantor)

Please  
type or  
print  
names  
under  
signa-  
tures  
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.

Stephanie L. Green  
Notary Public

(Grantor)

(Grantor)

(Grantor)

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



EXHIBIT A

The Southeast Quarter (SE1/4) and the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Four (4); the North One-Half (N1/2) of the Northeast Quarter (NE1/4); the East One-Half (E1/2) of the Northwest Quarter (NW1/4); the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) and the West One-Fourth (W1/4) of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Nine (9); all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT beginning at a point 13 feet west of the Northwest corner of the SW1/4 SE1/4 of Section 4, Twp. 76N., Range 26 West of the 5th P.M., thence east 190 feet, thence south  $11^{\circ} 59'$  west, 734.5 feet, thence North,  $78^{\circ} 01'$  west, 405 feet, thence northeasterly along the centerline of the present road to the point of beginning, and containing 5 acres more or less; the north line of the SE1/4 SW1/4 of said Sec. 4 being assumed to bear due east and west, AND EXCEPT that part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) and that part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Four (4), and that part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Nine (9), all of which lies west of the County Road, containing 40.20 acres, more or less.

Buyers acknowledge that they are taking subject to an easement to Joseph V. Knosby and Lila M. Knosby under a contract dated April 20, 1972, which is as follows:

"Buyers are granted an easement for purpose of crossing existing road to drainage ditch located on Sellers' property to maintain drainage ditch and water flow and any dirt removed therefrom shall be placed on the north side of said drainage ditch and Buyers are granted a perpetual easement for access to the ditch; to the ditch itself and the 60 feet north of the center line of the ditch located on Sellers' property, legally described as:

Commencing at the NW corner NW $\frac{1}{4}$  SE $\frac{1}{4}$  Section 4, Township 76 North, Range 26 West of the 5th P.M. thence East three hundred seven and sixty hundredths feet (307.60') and North fifty five and thirty hundredths feet (55.30') to the point of beginning. Said point being thirty eight and fifty seven hundredths feet (38.57') North of the North line of the SE $\frac{1}{4}$ . Thence N 86 $^{\circ}$ -48'-53" E. two thousand three hundred nine and twenty seven hundredths feet (2309.27') to the East line of section 4, thence S 0 $^{\circ}$ -00'-00" three thousand nine hundred eighty and ninety six hundredths feet (3980.96') to the South line of the N $\frac{1}{4}$  of NE $\frac{1}{4}$  Section 9-76-26 thence S 87 $^{\circ}$ -15'-04" W. Two thousand six hundred and ten hundredths feet (2600.10') thence N 53 $^{\circ}$ -56'-30" W. One thousand two hundred three and sixty three hundredths feet (1203.63') thence N 24 $^{\circ}$ -06'-35" E. one hundred ten and sixty four hundredths feet (110.64') thence N 27 $^{\circ}$ -14'-37" E. One thousand two hundred seventy and eighty two hundredths feet (1270.82') thence S 81 $^{\circ}$ -39'-22" E. four hundred five feet (405.00') thence N 8 $^{\circ}$ -20'-32" E. Seven hundred thirty four and fifty hundredths feet (734.50') thence S 86 $^{\circ}$ -14'-31" W. One hundred sixty nine and forty three hundredths (169.43') to the NW corner of SW $\frac{1}{4}$  SE $\frac{1}{4}$  thence S 86 $^{\circ}$ -14'-31" W. thirteen feet (13.00') to a point on the center of county road thence North easterly along a one thousand nine hundred ten feet (1910.00') radius curve five hundred ninety six and sixty two hundredths feet (596.62') thence N 1 $^{\circ}$ -38'-49" E. Six hundred one and twenty two hundredths feet (601.22') thence along a two hundred four and sixty four hundredths feet (204.64') radius curve three hundred four and seventeen hundredths feet (304.17') to the point of beginning. Said parcel contains 258.76 acres more or less. Subject to public road easement.

In consideration thereof, Buyers agree to restore the condition of the road or ground in said north 60 feet in the same condition it was prior to the entry by Buyers."