

REAL ESTATE TRANSFER
TAX PAID 56
STAMP #
\$654.5
Mary E. Welty
RECORDER
3-29-90 Madison
DATE COUNTY

IND. REC. PAGE
Compared
1915

FILED NO. 1915
BOOK 126 PAGE 491
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COMPUTER

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$10.00, Trans. \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration, Wayne E. Newkirk and Lillie Newkirk,
Husband and wife,

do hereby Convey to James E. Van Werden and Lawrence P. Van Werden,
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 October 27, 1975, and recorded on October 29, 1975 in Book 105 at Page 242 of the records of the Madison County Recorder, Madison County, Iowa, (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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA,
Madison COUNTY, ss:

DATED: February 19, 1990

On this 19th day of February,
1990, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Wayne E. Newkirk and Lillie
Newkirk, husband and wife,

Wayne E. Newkirk
Wayne E. Newkirk (Grantor)

Lillie Newkirk
Lillie Newkirk (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.

Debra J. Ambrose
Deputy Clerk Notary Public
(This form of acknowledgement for individual grantor(s) only)

(Grantor)

(Grantor)

"Exhibit A"

LEGAL DESCRIPTION

A tract of land bounded by a line described as commencing at the Northwest corner of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence South along the Section line to the center line of the existing county road running Easterly through said Section 21; thence Easterly along the center line of said county road to the East line of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 21, Township 76, North of Range 27, thence North along the center line of said county road to the Northeast corner of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 21; thence West along the Section line to the point of beginning;

EXCEPT a parcel of ground described as commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$), Section Twenty-one (21), Township Seventy-six (76) North of Range Twenty-seven (27) West of the 5th P.M., thence South 00° 00' along the East line of the West One-half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$) of said Section 21, 643.1 feet to the point of beginning, thence continuing South 00° 00' along the said East line of the West one-half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$) 831.1 feet, thence South 85° 15' West 135.3 feet, thence South 72° 16' West 140.4 feet, thence South 79° 11' West 139.1 feet, thence South 73° 42' West 170 feet, thence South 59° 48' West 194.0 feet, thence South 76° 30' West 335.5 feet, thence South 75° 30' West 233.0 feet, thence North 01° 16' East 145.5 feet, thence North 60° 42' East 109.0 feet, thence North 37° 36' East 158.2 feet, thence North 00° 39' West 116.7 feet, thence North 04° 37' East 213.0 feet, thence North 28° 30' East 166.8 feet, thence North 81° 04' East 239.3 feet, thence North 83° 41' East 362.9 feet, thence North 51° 42' East 510.4 feet, to the point of beginning. Said parcel contains 17.9425 acres including 0.6521 acres of public road right-of-way and is situated in the West one-half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-six (76) North of Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;

AND EXCEPT: a parcel of ground described as commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-six (76) North of Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence South 00° 00' along the East line of the West One-half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$) of said Section Twenty-one (21), Township Seventy-six (76) North of Range Twenty-seven (27) West 1474.2 feet to the point of beginning; thence South 85° 15' West 135.3 feet, thence South 72° 16' West 140.4 feet, thence South 79° 11' West 139.1 feet, thence South 73° 42' West 170.0 feet, thence South 59° 48' West 194.0 feet, thence South 76° 30' West 335.5 feet, thence South 75° 30' West 467.6 feet, thence South 31° 53' West 366.6 feet, thence South 20° 11' West 383.9 feet to the center line of the county road, thence South 88° 39' East 265.6 feet along said center line thence North 83° 44' East 547.2 feet along said center line, thence North 44° 13' East 493.4 feet along said center line, thence North 83° 45' East 691.5 feet along said center line to the East line of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-six (76), North of Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence North 00° 00' along said East line and county road center line 611.3 feet to the point of beginning. Said parcel contains 24.6166 acres including 1.9802 acres of county road right-of-way and is situated in the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) and the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-six (76) North of Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.