

IN THE IOWA DISTRICT COURT  
FOR JOHNSON COUNTY, IOWA

#21993

STATE OF IOWA, )  
Johnson ) ss. In the Matter of the Estate of  
County ) Dean A. Fitzgarrald, Deceased.

TO THE COUNTY AUDITOR/RECORDER OF MADISON COUNTY, IOWA:

I hereby certify that the title to the real estate hereinafter described, has been changed and established in  
(1) Phyllis J. Fitzgarrald, surviving spouse of the decedent.

You are therefore required on payment of a transfer fee for the Auditor of \$ \_\_\_\_\_ and recording fee for  
the Recorder of \$ \_\_\_\_\_ to enter the same upon the transfer books as provided for in the transfer of deeds.

The description of the real estate hereinabove referred to, is as follows: (2) ~~COMPARED~~

See Exhibit "A" attached.

FILE NO. 970

BOOK 129 PAGE 257

Fee \$20.00  
Transfer \$5.00

91 OCT -8 AM 10:45

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

in Madison County, Iowa.

The Change of title to the above described real estate was made as follows: (3)

As joint tenants with full rights of survivorship and not as tenants in common.



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IN TESTIMONY WHEREOF, I have hereunto attached my official signature

and placed my official seal on this 2nd day of October, 19 91

Edward F. Steinbrech

Clerk of District Court.

By

Deputy.

- (1) Give full name of person in whose name the title is established.
- (2) Give full description of real estate
- (3) Show how the change of title was made; if by will, give name of testator and action of court thereon (with dates), and if by decree of Court, state the title of the action, giving dates and a brief synopsis of the decree.

## EXHIBIT "A"

Real estate located in Warren County, Iowa, and Madison County, Iowa, and legally described as:

The Northeast Quarter (NE $\frac{1}{4}$ ) and the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 36 in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa (LESS THE BELOW-DESCRIBED EXCEPTION)

and

Northwest Quarter (NW $\frac{1}{4}$ ) and the Northwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ ) SW $\frac{1}{4}$ ), EXCEPT all that property lying East of Iowa State Highway #I-35 and South of Iowa State Highway #207 in the East Half of the Northwest Quarter (E $\frac{1}{2}$  NW $\frac{1}{4}$ ) of Section 31, Township 74, Range 25 West of the 5th P.M. Iowa, EXCEPT land sold to State of Iowa in Deed Book 130, pages 27 and 28, and EXCEPT a strip of land 25 feet in width and 240 rods in length in Northwest Quarter and the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$  SW $\frac{1}{4}$ ) of Section 31, Township 74 North, Range 25 West of the 5th P.M., Iowa, AND EXCEPT Commencing at the NW Corner of Section 31, Township 74 North, Range 25 West of the 5th P.M., Warren County, Iowa; thence North 90° - 00' East 773.0' along the North line of the NW $\frac{1}{4}$  of said Section; thence South 0° - 00' East 33' to the point of beginning; thence continuing South 0° - 00' East 380.0'; thence South 90° - 00' East and parallel to the North line of said NW $\frac{1}{4}$  395.05' to the Westerly R.O.W. line of Interstate 35; thence North 17° - 25' west 367.25' along the present Westerly R.O.W. line of said Interstate 35, to a point which is 60.0' South and at Right angles to Sta. 96 + 05 on Iowa Highway No. 207, as now established, thence South 89° - 53' West and parallel to the Centerline of said Iowa Highway No. 207, 205.0'; thence North 0° - 07' West 29.8' to a point which is 33.0' South of the North line of said NW $\frac{1}{4}$ ; thence North 90° - 00' West, parallel to and 33.0' South of the North line of said NW $\frac{1}{4}$ , 80.0', to the point of beginning, EXCEPT a 25.0' wide strip of land lying adjacent to and parallel to the East line of the above described tract of land,

said 25.0' wide strip of land lies West of said East line, and said East line being the West line of said Interstate Highway 35 (LESS THE BELOW DESCRIBED EXCEPTION)

EXCEPTION FROM ABOVE PARCELS

An irregular shaped tract of land located in the NE 1/4 of the NE 1/4 of Section 36, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa and in the N.W. Fractional 1/4 of Section 31, Township 74 North, Range 25 West of the 5th P.M., Warren County, Iowa is described as follows:

Beginning at the N.W. corner of the N.W. fractional 1/4 of Section 31, Township 74 North, Range 25 West of the 5th P.M., Warren County, Iowa, said point also being the N.E. corner of Section 36, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence, N90°00'00"E along the North line of the N.W. Fractional 1/4 of said Section 31, 773.00 feet; thence, S00°00'00"E, 413.00 feet; thence, N90°00'00"E, along a line parallel with and 413.00 feet South of the North line of the N.W. fractional 1/4 of said Section 31, 368.85 feet; thence, S17°25'00"E along a line parallel with the 25.00 feet West of the Westerly right-of-way line of Interstate No. 35 as it is presently established, 231.16 feet; thence, S02°37'18"E along a line parallel with and 25.00 feet West of the Westerly right-of-way line of said Interstate No. 35, 314.02 feet; thence, S00°10'00"W along a line parallel with and 25.00 feet West of the Westerly right-of-way line of said Interstate No. 35, 656.00 feet; thence, N90°00'00"W along a line parallel with and 1603.26 feet South of the North line of the N.W. fractional 1/4 of said Section 31, 400.81 feet; thence, N00°42'33"W, 903.32 feet; thence, S90°00'00" W along a line parallel with and 700.00 feet South of the North line of the N.W. fractional 1/4 of said Section 31, 811.50 feet more or less to the East line of Madison County, Iowa; thence continuing S90°00'00"W, 780.00 feet; thence, N00°00'00"E, 633.93 feet to the North line of the N.E. 1/4 of the N.E. 1/4 of said Section 36; thence N85°09'30"E along the North line of the N.E. 1/4 of the N.E. 1/4 of said Section 36, 782.80 feet to the point of

beginning. Said tract of land being subject to and together with any and all easements of record. Said tract of land being subject to a 33.00 feet wide public roadway easement on the North side thereof. Said tract of land contains 35.50 acres more or less.