

JOAN WELCH
MADISON COUNTY AUDITOR

To: JAN E. YEARIAN Date: 1-2394
625 7TH STREET
WEST DESMOINES, IA. 50265

From: Joan Welch, Madison County Auditor

RE: WARRENTY DEEDS BOOK 133, PAGE 518, & BOOK 133, PAGE 577, METES & BOUNDS
DESCRIPTIONS NEED A SURVEY ON FILE WITH THE CO. RECORDER.

NOTICE OF REQUIREMENT TO FILE PLAT OF SURVEY

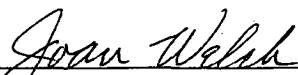
Pursuant to Section 354.4 and 354.13, copies of which are attached, you are hereby notified that as owners of the land or of some interest in the land hereinbefore described above, which has been divided using a metes and bounds description, you are required by the aforementioned Code sections to have a plat of survey made of the division and record same as required by Chapter 354, Code of Iowa. Information concerning the preparation and recording of plats of survey may be obtained by consulting Chapter 354, Code of Iowa.

You are further notified if you fail, within thirty (30) days to comply with this notice, or file with the Madison County Auditor's Office a statement of intent to comply with this notice, a surveyor shall be contracted to have a survey made and a plat of survey recorded as necessary to comply with Chapter 354, Code of Iowa. Pursuant to Section 354.17, Code of Iowa, the total cost of the surveying, platting and recording of a plat shall be assessed to each parcel included in the plat of survey and collected in the same manner as general taxes.

You are further notified that pursuant to Section 354.14, you may appeal said notice to the District Court within twenty (20) days after receiving this notice.

If you have any questions regarding this notice, please contact me in my office at 462-3914.

Dated this 23 day of JANUARY, 1995 at Winterset, Madison County, Iowa.


Joan Welch
Madison County Auditor

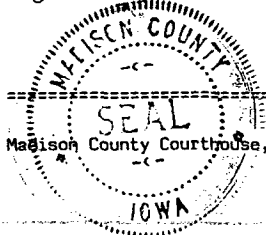
COMPUTER
RECORDED
COMPARED

FILED NO. 1900

BOOK 42 PAGE 665

95 JAN 25 AM 10: 46

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



Madison County Courthouse, P. O. Box 152, Winterset, Iowa 50273

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA# 04536

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID 29
STAMP #
\$ 50.40
Michelle Utsler
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 UTSLER
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 Dated: October 25, 1994

Polk COUNTY, ss:
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, single

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

(Grantor)

(Grantor)

(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.
John H. [Signature]
Notary Public

(This form of acknowledgment for individual grantor(s) only)
MICHELLE UTSLER
RECORDER
10-8-94
MADISON COUNTY, IOWA

11-9-94

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.

LEGAL DESCRIPTION

A parcel of land described as beginning at the Southwest corner of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa, thence North 0°00' 2,040.00 feet along the West line of the Southwest Quarter (SW 1/4) of said Section Thirteen (13), thence North 83°25' East 470.00 feet, thence South 0°00' 2,040.0 feet, thence South 83°25' West 470 feet to point of beginning containing 21.866 Acres including 0.424 Acres of county road right of way.

11/15
S
P
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Except a parcel of land described as beginning at the Southwest corner of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North 0°00' 895 feet along the West line of the Southwest Quarter (SW 1/4) of said Section Thirteen (13); thence North 83°25' East 235 feet; thence South 0°00' 520 feet; thence South 83°25' East 35 feet, thence South 0°00' 375 feet, thence South 83°25' West 270 feet to the point of beginning, containing approximately 5 acres including .212 acres of county road right-of-way.

Except that their is reserved for adjacent land owned by Donald Joseph and Janie Ruth Doudna, their heirs, successors and assigns 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 runs with the land.

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