

JOAN WELCH  
MADISON COUNTY AUDITOR

To: MICHAEL L. SCHNEIDER Date: 8/18/92  
478 Tyler  
Des Moines, Ia. 50317

From: Joan Welch, Madison County Auditor

RE: See attached land description

NOTICE OF REQUIREMENT TO FILE PLAT OF SURVEY

Pursuant to Section 409A.4 and 409A.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 409A, Code of Iowa. Information concerning the preparation and recording of plats of survey may be obtained by consulting Chapter 409A, 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 409A, Code of Iowa. Pursuant to Section 409A.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 409A.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 18th day of August, 1992 at Winterset, Madison County, Iowa.

*Joan Welch*  
Joan Welch  
Madison County Auditor

REC \$ *De Lee*  
AUD \$ \_\_\_\_\_

FILED NO. 443  
BOOK 41 PAGE 83  
92 AUG 17 PM 2:27

COMPUTER

MICHELLE UTSCER  
RECORDER  
MADISON COUNTY, IOWA



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

COMPARED

IND. *[initials]*  
REG. *[initials]*  
PAGE *[initials]*

DEED RECORD 129

7

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

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

REAL ESTATE TRANSFER  
TAX PAID 22  
STAMP #  
\$ 199 / 20  
*Michelle D. Drake*  
RECORDER  
DATE 4-17-92 COUNTY Madison

COMPARED FILED NO. 2497  
BOOK 129 PAGE 718  
92 APR 17 AM 11  
MICHELLE D. DRAKE  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$10.00  
Transfer \$20.00

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED

(\$124,722.00)

For the consideration of One-hundred Twenty-four Thousand Seven-hundred Twenty-two  
Dollar(s) and other valuable consideration, JOE D. DRAKE and CATHERINE A. DRAKE, husband  
and wife,

do hereby Convey to MICHAEL L. SCHNEIDER *Michael L. Schneider*

the following described real estate in Madison County, Iowa:

For the legal description, see Exhibit "A" attached hereto and by this reference  
made a part of this Warranty Deed.

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,  
On this 17 day of April,  
19 92, before me, the undersigned, a Notary Public  
in and for said State, personally appeared  
Joe D. Drake and Catherine A. Drake

DATED: April 17, 1992

*Joe D. Drake*  
(Joe D. Drake) (Grantor)

*Catherine A. Drake*  
(Catherine A. Drake) (Grantor)

to me known to be the identical persons named in and  
who executed the foregoing instrument and acknow-  
ledged that they executed the same as their voluntary  
act and deed.

*Charles E. Tucker, Jr.*  
Charles E. Tucker, Jr. Notary Public  
(This form of acknowledgement for individual grantor(s) only)

*Charles E. Tucker, Jr.*  
(Grantor)  
*Charles E. Tucker, Jr.*  
(Grantor)

LEGAL DESCRIPTION

All that part of the Southwest Quarter (¼) of Section Five (5) and the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Six (6) which lies South of State Highway #92 as described in a Warranty Deed executed to the State of Iowa and filed of record July 25, 1966, in Book 94, Page 56, and the Northwest Quarter (¼) of Section Eight (8), and the East Half (½) of the Northeast Quarter (¼) of Section Seven (7) except a tract commencing at the Northeast corner of said Section Seven (7) and running thence West 601.8 feet, thence South, 1°40' West, 143.6 feet, thence North, 89°57' East, 261.9 feet, thence North, 1°23' West, 194.7 feet, thence in a Southwesterly direction along South line of said Highway 258.2 feet to point of beginning, all in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, except that part thereof deeded to State of Iowa for highway purposes, AND EXCEPT A parcel of land in the Southwest Quarter of the Southwest Quarter of Section 5, in the Southeast Quarter of the Southeast Quarter of Section 6, in the Northeast Quarter of the Northeast Quarter of Section 7, and in the Northwest Quarter of the Northwest Quarter of Section 8, all in Township 75 North, Range 29 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter Corner of Section 7, T75N, R29W of the 5th P.M., Madison County, Iowa; thence, along the North line of the NEM of said Section 7, North 90°00'00" East, 1,769.82 feet; thence South 00°00'00", 33.54 feet to the point of beginning. Thence North 89°44'01" East, 263.96 feet; thence South 01°26'58" West, 131.56 feet; thence North 89°53'03" East, 261.93 feet; thence North 01°21'01" West, 197.43 feet; thence North 80°44'09" East, 214.48 feet; thence North 74°48'03" East, 126.59 feet; thence North 83°54'18" East, 241.76 feet; thence South 00°56'19" East, 542.54 feet; thence North 90°00'00" West, 244.00 feet; thence North 63°15'06" West, 164.35 feet; thence North 90°00'00" West, 123.00 feet; thence North 00°00'00", 79.72 feet; thence North 90°00'00" West, 584.50 feet; thence North 00°41'55" West, 227.78 feet to the point of beginning. Said parcel of land contains 8.000 Acres.