FILED NO. 2292
BOOK 107 PAGE 694
1978 APR 26 PM 4:07
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee 24.50
Plat 2.50

PLAT AND CERTIFICATE

FOR

ESTELL RURAL ESTATES SUB-DISTRICT

I, Jerry K. Trevillyan, Madison County Zoning Administrator, do hereby certify that the plat to which this certificate is attached is a plat of a sub-division known and designated as Estell Rural Estates Sub-District and that the real estate comprising said plat is described as follows:

> The Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Twenty-three (23); the North Half (N½) of the Southwest Quarter (SW¼) and the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 156.47 acres more or less.

I do further certify that attached hereto are true and correct copies of the following documents which have been submitted in connection with said plat:

1. Dedication of plat of Estell Rural Estates Sub-District.
2. Attorneys Opinion.
3. Certificate of County Treasurer of Madison County, Iowa.
4. Certificate of County Recorder of Madison County, Iowa.
5. Certificate of the Clerk of the District Court of Madison County, Iowa.
6. Resolution of the Madison County Board of Supervisors approving said plat.

All of which is duly certified in accordance with the Madison County Subdivision Ordinance.

Dated this 7th day of March, 1978.

Jerry K. Trevillyan
Jerry K. Trevillyan
Madison County Zoning Administrator

ENTERED FOR TAXATION
THIS 27 DAY OF April 1978
AUDITORS FEE $
George E. Gilbertson
AUDITOR

DEPUTY AUDITOR

IND. V
REC. V
PAGE V

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STATE OF IOWA :
: ss
MADISON COUNTY :

On this 7th day of March, 1978, before me, the undersigned personally appeared, Jerry K. Trevillyan, Madison County Zoning Administrator, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledge that he executed the same as his voluntary act and deed.

SEAL OF COUNTY COURT

Margaret Wheeler
~~Deputy~~ Clerk of the District Court

DEDICATION OF PLAT

OF ESTELL RURAL ESTATES SUB-DISTRICT

KNOW ALL MEN BY THESE PRESENTS:

That we, Glen Earl Estell and Catherine Jean Estell, husband and wife, bo hereby certify that we are the sole owners and proprietors of the following described real estate:

The Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Twenty-Four (24) in Township Seventy-Six (76) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa

That the subdivision of the above described real estate as shown by the final plat of Estell Rural Estates Sub-District is with the free consent and in accordance with said owners' desire as owners of the said real estate.

Dated this 10 day of December, 1977

Douglas D. Dillavou

Deborah E. Kiewiet

Otto Bussanmas

Maxine Bussanmas

Glen Earl Estell

Glen Earl Estell

Catherine Jean Estell

Catherine Jean Estell

James Davies

Peoples Trust & Savings Bank, Mortgagee
by James Davies, VP

Delmer Cramer

Mark Cramer

STATE OF IOWA)
) SS
WARREN COUNTY)

On this 10 day of December, 1977, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Glen Earl Estell and Catherine Jean Estell, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as thier voluntary act and deed.

H.C. Shirk

Notary Public in and for
the State Of Iowa
H.C. Shirk

STATE OF IOWA
COUNTY OF WARREN: SS:

On this 21st day of April, 1978, before me, a Notary Public, personally appeared James Davies, to me personally known, who being by me duly sworn did say that he is the Vice President of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors and the said James Davies acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Sandra C Beltz
Notary Public in the State of Iowa
Sandra C. Beltz

STATE OF IOWA
WARREN COUNTY

On this 10 day of December, 1977, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Douglas D. Dillavou and Deborah E. Kiewiet, husband and wife, and Otto Bussanmas and Maxine Bussanmas, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as thier voluntary act and deed.

H.O Shick
Notary Public in and for
the State of Iowa
H.O Shick

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STATE OF IOWA
COUNTY OF WARREN: SS:

On this 21st day of April, 1978, before me, a Notary Public, personally appeared Delmer Cramer and Mark Cramer, to me know to be the persons named in and executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Crystal Klepplinger
Notary Public in the State of Iowa
Crystal Klepplinger

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HALL, EWALT & HALL
ATTORNEYS AT LAW
115 SOUTH HOWARD
INDIANOLA, IOWA
50125

M. D. HALL
DALE EWALT
STEPHEN A. HALL

AREA CODE 515
TELEPHONE 961-2509

November 29, 1977
Title Opinion

Glenn Earl Estell and Catherine Jean Estell

We have examined the abstract of title to the following described real estate, to-wit:

> The Southeast Quarter of the Southeast Quarter (SE¼ SE¼) of Section 23 and the North Half of the Southwest Quarter (N½ SW¼) and the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section 24 in Township 76 North, Range 26, West of the 5th P.M. in Madison County, Iowa,

and find the title thereto free of encumbrance in Inez Husted, subject only to the following:

1. The 1st half of the 1976 real estate taxes which is payable in 1977 is paid and the remaining half unpaid.

2. There is a county zoning ordinance in Madison County, Iowa which affects all real estate and this particular real estate is classified as agricultural. If any building is contemplated on the same, the zoning ordinance should be consulted and compliance should be made therewith.

3. This real estate was sold on contract to Glenn Earl Estell and Catherine Jean Estell as joint tenants with right of survivorship.

4. There is a written and recorded fence maintenance agreement along a portion of this land and concerns the maintenance and the contract should be consulted as to its various terms.

5. W. T. Lodge died in April, 1955 leaving a Will bequeathing a life estate to Nellie Lodge, his wife, and all of his property of every kind and character. Approximately one year later there were additional proceedings in the same estate showing that the decedent died simultaneously with his wife, Agnes Ellen Lodge. This is too many wives and an explanation should be made in the title regarding the same. There should also be a showing in the estate of W. T. Lodge as to payment of inheritance tax. We require a showing as to the

wives and also inheritance tax as mentioned herein.

Respectfully submitted,

HALL, EWALT & HALL

By _____
Dale Ewalt

DE:ls

CERTIFICATE OF THE COUNTY RECORDER OF
MADISON COUNTY, IOWA

I, Mary E. Welty, hereby certify that I am the duly elected and acting recorder of Madison County, Iowa: that Glen Earl Estell and Catherine Jean Estell, husband and wife, are now the fee simple owners and record holders of the following described real estate, to-wit:

The Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Twenty-three (23); the North Half (N½) of the Southwest Quarter (SW¼) and the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Twenty-four (24), Township Seventy-Six (76), Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 156.47 acres more or less.

Dated this 9TH day of DecemBeR, 1977

Mary E. Welty
Mary E. Welty, Recorder
Madison County, Iowa

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CERTIFICATE OF THE CLERK OF THE DISTRICT COURT
OF MADISON COUNTY, IOWA

I, Margaret Wheeler, do hereby certify that I am the duly elected and acting clerk of the District Court of Madison County, Iowa: that I have examined the records in my office and that the follwing described real estate, to-wit:

The Southeast Quarter (¼) of the Southeast Quarter(¼) of Section Twenty-Three (23) and the North Half (½) of the Southwest Quarter (¼) and the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-Four (24) in Township Seventy-Six (76) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa

is free from all judgments,attachments, mechanic's or other liens.

Dated this 12th day of Dec., 1977

SEAL OF THE DISTRICT COURT MADISON COUNTY IOWA

Margaret Wheeler

Margaret Wheeler, Clerk of the District Court of Madison County, Iowa

CERTIFICATE OF COUNTY TREASURER

OF MADISON COUNTY, IOWA

I, ESTHER J. FRANK, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED AND ACTING TREASURER OF MADISON COUNTY, IOWA; THAT I HAVE EXAMINED THE RECORDS IN MY OFFICE AND THERE ARE NO UNPAID TAXES AGAINST THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT:

THE NORTH HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) AND THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION TWENTY-FOUR (24) IN TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA

DATED THIS 28th DAY OF November, 1977

Esther J. Frank

ESTHER J. FRANK, TREASURER
MADISON COUNTY, IOWA

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RESOLUTION APPROVING FINAL PLAT

OF

ESTELL RURAL ESTATES SUB-DISTRICT

WHEREAS, there was filed in the office of the Madison County Zoning Administrator a registered Land Surveyor's plat of a proposed subdivision known as Estell Rural Estates Sub-District; and

WHEREAS, the real estate comprising said plat is described as follows:

> The Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Twenty-three (23); the North Half (N½) of the Southwest Quarter (SW¼) and the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 156.47 acres more or less

WHEREAS, there was also filed with said plat a dedication of said plat containing a statement to the effect that the subdivision as it appears on the plat is with the free consent and in accrodance with the desire of the proprietors, Glen Earl Estell, Catherine Jean Estell, Douglas D. Dillavou, Deborah E. Kiewiet, Maxine Bussanmas and Otto Bussanmas; and

WHEREAS, said plat was accompanied by an opinion from an attroney at law showing that the fee title is in said proprietor and that the platted land is free from encumbrance, and a certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes, and the Clerk of the District Court of Madison County, Iowa, that it is free from all judgements, attachments, mechanic's liens, and from the Recorder of Madison County, Iowa, that the title in fee is in said proprietors and that it is free from encumbrance; and

WHEREAS, said subdivision and plat have been approved by the Madison County Zoning Administrator and the Madison County Zoning Commission; and

WHEREAS, THE Board of Supervisors of Madison County, Iowa, find that said plat conforms to the provisions of the Madison County Zoning Ordinance, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors and that said plat, known as Estell Rural Estates Sub-District should be approved by the Board of Supervisors of Madison County, Iowa.

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of Madison County, Iowa:

1. That said plat known as Estell Rural Estates Sub-District prepared in connection with said plat and subdivision are hereby approved.

2. The Madison County Zoning Administrator is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection therewith.

Dated in Winterset, Iowa, this 4th day of March, 1978.

Paul W. Binns, Chairman of the
Madison County Board of Supervisors

ATTEST:

George F. Abrahams
Madison County Auditor

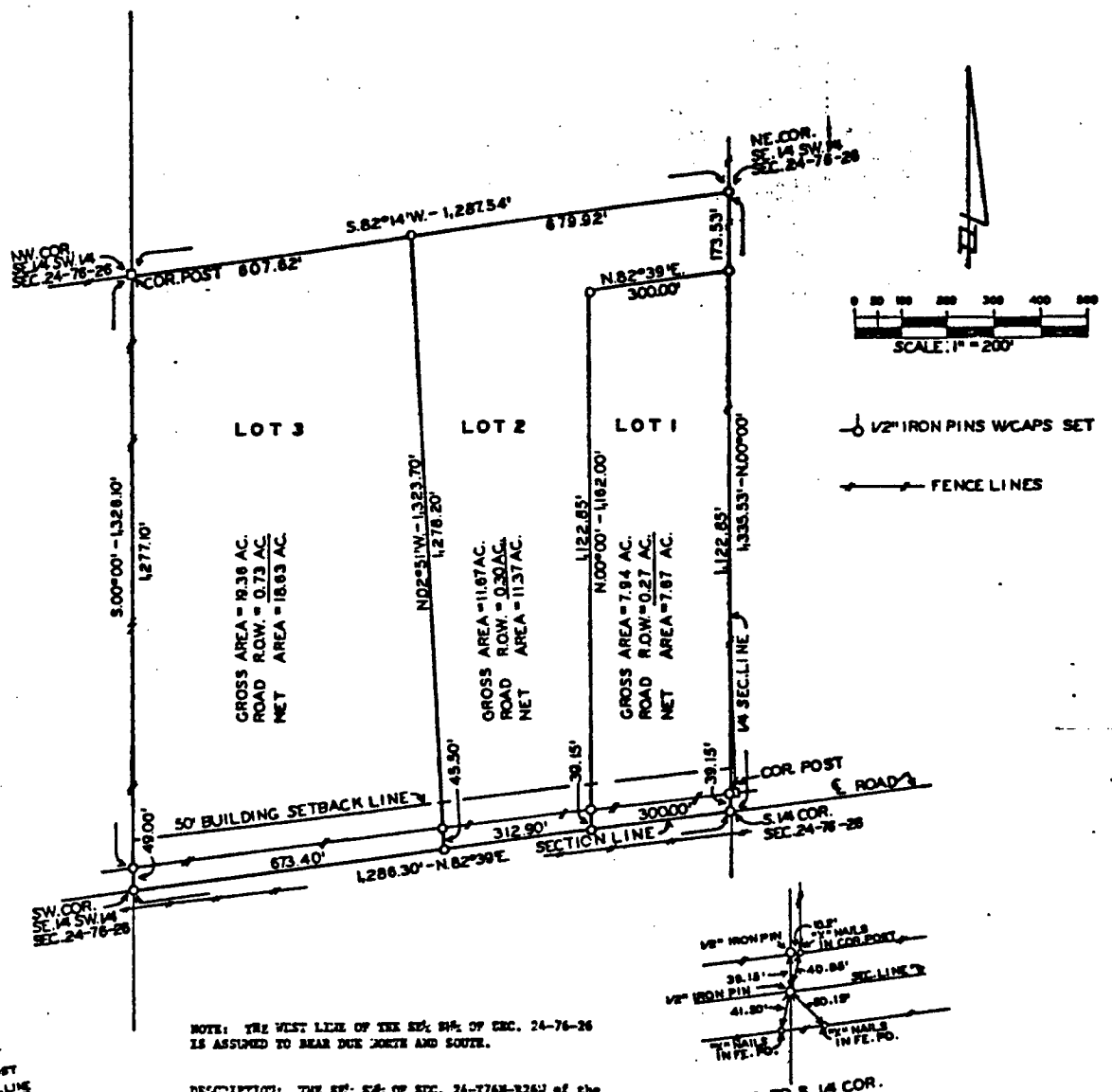
PLAT OF

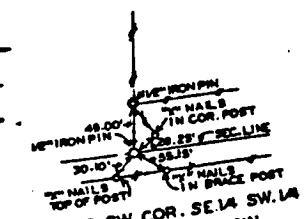
ESTELL'S RURAL ESTATES

A SUBDIVISION IN THE SE1/4 SW1/4 OF SEC. 24-T76N-R26W OF THE 5TH PM. MADISON COUNTY, IOWA

FILED NO. 2292
BOOK 1 PAGE 137
Farm Plat
1978 APR 26 PM 4:07

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA





REF. TO SW. COR. SE.1/4 SW.1/4
SEC. 24-T76N-R26W.

REF TO S. 1/4 COR.
SEC. 24-T76N-R26W.

NOTE: THE WEST LINE OF THE SE1/4 SW1/4 OF SEC. 24-76-26 IS ASSUMED TO BEAR DUE NORTH AND SOUTH.

DESCRIPTION: THE SE1/4 SW1/4 OF SEC. 24-T76N-R26W of the 5TH P.M., MADISON COUNTY, IOWA.

SURVEY DESCRIPTION: COMMENCING AT THE S.1/4 COR. OF SEC. 24-T76N-R26W OF THE 5TH P.M., AND BEING THE POINT OF BEGINNING. THENCE N.00°00' 1,335.53 FEET TO THE NE. COR. OF THE SE1/4 SW1/4 OF SAID SEC. 24, THENCE S.82°14'W. 1,287.54 FEET TO THE NW. COR. OF SAID SE1/4 SW1/4, THENCE S.00°00' 1,326.10 FEET TO THE SW. COR. OF SAID SE1/4 SW1/4, THENCE N.82°39'E. 1,286.30 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 38.97 ACRES INCLUDING 1.32 ACRES OF COUNTY ROAD RIGHT OF WAY, AND IS IN THE SE1/4 SW1/4 OF SEC. 24-T76N-R26W OF THE 5TH P.M., MADISON COUNTY, IOWA.

In a resurvey of the previously described parcel as now monumented and used, I find the present measurements to differ from the dimensions shown on former plats, descriptions, and conveyances which accounts for the differences shown on this plat, and that this plat is correct and in accordance with said survey.

ZONING CLASSIFICATION: AGRICULTURAL

WATER SUPPLY: PRIVATE WELLS

SEWAGE DISPOSAL: SEPTIC TANKS

ESTELL'S RURAL ESTATES

EARL & CATHERINE ESTELL
RURAL ROUTE
NORWALK, IOWA 50211

VANCE & HOCHSTETLER
CONSULTING ENGINEERS
WINTERSET IOWA