



CONSIDERATION \$595,000

BK: 2020 PG: 4749
Recorded: 12/10/2020 at 11:06:15.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$951.20
LISA SMITH RECORDER
Madison County, Iowa

Return Document To: Josh Gondek and Vickie Gondek, 2450 Settlers Trail, Winterset, IA 50273
Preparer Information: Charles P. Augustine, 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304
Address Tax Statement: Josh Gondek and Vickie Gondek, 2450 Settlers Trail, Winterset, IA 50273
AB#20-05593

WARRANTY DEED

For the consideration of One and No/100----- Dollar(s) and other valuable consideration, Michael J. Hayes and Norma I. Hayes, husband and wife, do hereby Convey to Josh Gondek and Vickie Gondek, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

See attached Exhibit A.

Subject to easements, restrictions, covenants, ordinances, and limited access provisions of record.

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.

Dated: Nov. 23, 2020

Michelle A. Kittleson as attorney in fact for
Michelle A. Kittleson, as attorney Michael J. Hayes
in fact for Michael J. Hayes
Michelle A. Kittleson as attorney in fact
for Norma I. Hayes
Michelle A. Kittleson, as attorney
in fact for Norma I. Hayes

STATE OF Michigan, Eaton COUNTY, ss:

This instrument was acknowledged before me on this 23rd day of November, 2020,
by Michelle A. Kittleson, as attorney in fact for Michael J. Hayes and Michelle A. Kittleson, as
attorney in fact for Norma I. Hayes, husband and wife.

RAMONA L. HICKMAN
NOTARY PUBLIC, STATE OF MI
COUNTY OF EATON
MY COMMISSION EXPIRES Apr 16, 2021
ACTING IN COUNTY OF

Ramona L. Hickman
, Notary Public in and for said State

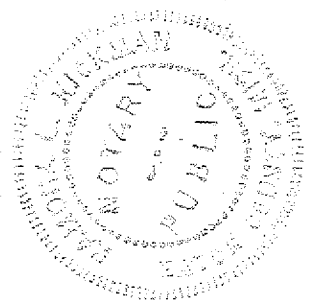


EXHIBIT A

Parcel "K": All of Parcel "A" recorded in Farm Plat Book 002, Page 591 and that part of Parcel "B" recorded in Farm Plat Book 2, Page 465 of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) and the North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 18, Township 75 North, Range 26, West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the center of said Section 18, thence North 00°03'22" East, 490.85 feet along the West line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to a corner of said Parcel "A"; thence South 89°57'27" E, 430.05 feet to a corner of said Parcel "A"; thence North 00°00'06" East, 357.78 feet to a corner of said Parcel "A"; thence South 89°57'44" East, 889.82 feet to a corner of said Parcel "A" with said point also being on the East line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence South 00°35'43" West, 753.11 feet to the Southeast corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, said point also being a corner of said Parcel "A" and said Parcel "B"; thence North 85°47'02" East, 454.86 feet along the North line of said Parcel "B" to a corner of Parcel "I" recorded in Book 2019, Page 355; thence South 00°35'42" West, 546.76 feet along the West line of said Parcel "I"; thence South 85°52'32" West, 305.47 feet; thence North 78°55'30" West, 816.35 feet to a West line of said Parcel "B"; thence North 00°16'47" East, 331.12 feet to a corner of said Parcel "B", said point also being on the South line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, thence South 85°52'31" West, 657.97 feet to the Point of Beginning, having an area of 32.57 Acres, including 1.16 Acres of road easement AND Parcel "B" in the Southeast Quarter (SE $\frac{1}{4}$) of Section 18, Township 75 North, Range 26, West of the 5th P.M., Madison County, Iowa, per Plat of Survey filed May 12, 1994 in Book 2, Page 465 of the Madison County, Iowa, Recorder's Office, EXCEPT that part of Parcel "I" located in said SE $\frac{1}{4}$, per Plat of Survey filed January 25, 2019 in Book 2019, Page 355 of the Madison County, Iowa, Recorder's Office AND EXCEPT that part of Parcel "K" located in said SE $\frac{1}{4}$ per Plat of Survey filed July 30, 2020 in Book 2020, Page 2751 of the Madison County, Iowa, Recorder's Office.