THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA# 03080 William A. Lansing
LANSING LAW OFFICE

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

Robbie J. Harter
RR 2
Dyersville, IA
52040

Entered for taxation 14th day of January A.D., 1997
Sharon McGraw, Auditor
By Carla Bockenkamp, Deputy
89-4

REAL ESTATE TRANSFER
TAX PAID 16 STAMP #
$ 60.00
Deborah K. Peyton
RECORDER
1-3-97 DATE
88 COUNTY

RECORDER FEE $ 6.00
AUDITOR FEE $ 5.00

2286-2049
DELAWARE COUNTY IOWA
FILED
JAN 3 AM 10 31
137 PAGE 302
DEBORAH L. PEYTON
DELAWARE CO. RECORDER

Preparer Information: William A. Lansing (Individual's Name) | 401 First Ave. E. (Street Address) | Dyersville (City) | 319-875-7534 (Phone)

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration,
Russ Benn and Lora Benn, husband and wife,

do hereby Convey to
Robbie J. Harter

the following described real estate in Delaware County, Iowa:
Lot Two (2) of Lot One (1) of Fractional Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Four (4), Township Eighty Nine (89) North, Range Three (3), West of the Fifth Principal Meridian, according to Plat recorded in Book 2 Plats, Page 28; and Lot Two (2) of Lot One (1) of Lot One (1) of Fractional Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Four (4), Township Eighty Nine (89) North, Range Three (3), West of the Fifth Principal Meridian, according to Plat recorded in Book 2 Plats, Page 13, subject to easements 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.

STATE OF IOWA,
ss:
DUBUQUE COUNTY,

On this 31st day of December, 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Russ Benn and Lora Benn

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.

William A. Lansing
Notary Public

WILLIAM A. LANSING
MY COMMISSION EXPIRES
3/31/97

(This form of acknowledgment for individual grantor(s) only)

Dated: December 31 1996

Russ Benn (Grantor)

Lora Benn (Grantor)

(Grantor)

(Grantor)

DATE 1-3-97 BOOK 137 PAGE 302

© The Iowa State Bar Association
CALFS Release 3.0 6/94