THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

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

Entered for taxation 14th day of January A.D., 1997
Sharon McCubbe, Auditor
By Carla Boeke, Deputy
88-74

REAL ESTATE TRANSFER TAX PAID 17 STAMP #
$ 30.40
Deborah L. Peyton
RECORDER
1-3-97 DATE
98 COUNTY

RECORDER'S AUDITOR'S FEE 5.00 6.00

DELAWARE COUNTY IOWA FILED
97 JAN 3 PM 2 02
BOOK 132 PAGE 303
DEBORAH L. PEYTON
DELAWARE CO. RECORDER

2850

Joseph Laurent
2611 208th Ave
Delhi, IA 52223

E. MICHAEL CARR, ATTY. P.O. BOX 333
MANCHESTER, IA 52057 319-927-4164

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED — JOINT TENANCY

For the consideration of Nineteen Thousand Five and 15/100 ($19,005.15)----- Dollar(s) and other valuable consideration, Max V. Anderson and Vonda L. Anderson, husband and wife

do hereby Convey to Joseph Laurent and Marian Laurent, husband and wife

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

That part of Lot Two (2) of the Subdivisoin of the North one-half (N½) of the Northeast Quarter (NE¼) of Section Twenty (20), Township Eighty Eight (88) North, Range Four (4), West of the Fifth Principal Meridian, according to plat recorded in Book 3 L.D., Pages 258-259, described as commencing at a point one hundred ninety eight (198.0) feet West of the Northeast corner of said Lot Two (2), running thence West forty (40.0) feet, thence South one hundred thirty two (132.0) feet, thence East forty (40.0) feet, thence North one hundred thirty two (132.0) feet to the point of beginning.

(This deed is given in fulfillment of a contract between grantors and grantee herein dated 9-12-95 and filed for record on 9-12-95 in Book 135 L.D. Page 201, Delaware County, Iowa - Exemption No. 1)

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:
DELAWARE COUNTY,

On this 12 day of September, 1995, before me the undersigned, a Notary Public in and for said State, personally appeared Max V. Anderson and Vonda L. Anderson, 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.

Dianne K. Foust
Dianne K. Foust Notary Public in and for said state

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

Dated: September 12, 1995

Max V. Anderson
Max V. Anderson (Grantor)

Vonda L. Anderson
Vonda L. Anderson (Grantor)

(Grantor)

(Grantor)

DATE 1-3-97 BOOK 132 PAGE 303

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This Printing October 1992