

REAL ESTATE TRANSFER
TAX PAID <u>18</u>
STAMP #
\$ <u>76.00</u>
<u>Michelle Utzler</u>
RECORDER
<u>11-13-97</u> <u>Madison</u>
DATE COUNTY

REC \$ 5.00
AUD \$ 5.20
R.M.F. \$ 1.00

FILED NO. 1889
BOOK 138 PAGE 221

COMPUTER
RECORDED
COMPARED
97 NOV 13 PM 3:40
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Lewis H. Jordan P.O. Box 230 Winterset 515/462-3731
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of FORTY-SEVEN THOUSAND EIGHT HUNDRED----(\$47,800)--- Dollar(s) and other valuable consideration,

Thomas E. Christensen and DeAnn S. Christensen, Husband and Wife,

do hereby Convey to

Steven Mossman and Annette Mossman

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

Parcel B located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) and the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the northwest corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section 34; thence on an assumed bearing of South 89°39'41" East along the north line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section 34 a distance of 559.29 feet; thence South 04°59'31" East 958.76 feet; thence North 89°33'40" West 207.93 feet; thence North 43°17'42" West 574.17 feet; thence North 32°40'12" West 80.07 feet; thence North 00°15'49" East 471.54 feet to the northwest corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section 34 and the point of beginning. Said tract contains 10.88 acres and is subject to Madison County Highway Easement over the northerly 0.41 acres thereof,



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 OFF. CO. IOWA
MADISON COUNTY, ss:
On this 12 day of November, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas E. Christensen and DeAnn S. Christensen

Dated: November 12, 1997

Thomas E. Christensen
Thomas E. Christensen (Grantor)

DeAnn S. Christensen
DeAnn S. Christensen (Grantor)

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.

Robert F. Cook
Robert F. Cook
Notary Public

(Grantor)

(Grantor)

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