

REAL ESTATE RECORDER  
TAXED 3  
\$ 287.20  
Michelle Utsler  
RECORDER  
3-1-00 Madison  
DATE COUNTY

REC \$ 5.00  
AUD \$ 5.00  
PLA.F.S. 1

# 3199

FILED NO. 003199  
BOOK 142 PAGE 299

2000 MAR -1 PM 2:53

COMPUTER   
RECORDED   
COMPARED

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information

JOHN E. CASPER

223 EAST COURT AVENUE

WINTERSET

(515) 462-4912

Individual's Name

Street Address

City

Phone

Tax Statement: Larry Molln, 1925 Nature Trail, Winterset, Iowa 50273

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of ONE HUNDRED EIGHTY THOUSAND AND NO/100 (\$180,000.00) Dollar(s) and other valuable consideration,

ROLAND DEAN MOLLN and BETTY BROWN MOLLN, husband and wife,

do hereby Convey to

LAWRENCE D. MOLLN and SHELLEY R. MOLLN, husband and wife,

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

The West 57 acres of the South Half (1/2) of the Northeast Quarter (1/4), the East 4 acres of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and the North Three-fourths (3/4) of the Southeast Quarter (1/4) except that part lying East of the Public Highway, all in Section Twenty (20), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except for a tract of land described as:

Parcel "D", located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence North 89°55'57" West along the North line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty (20), 461.80 feet; thence South 0°45'00" West, 16.00 feet; thence South 13°41'40" East, 97.48 feet to the Point of Beginning; thence South 89°59'34" West, 401.22 feet; thence South 13°45'00" East, 560.25 feet; thence North 89°59'34" East 406.00 feet; thence North 29°46'33" West, 18.72 feet; thence North 13°41'40" West, 543.40 feet to the Point of Beginning.

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

Dated: 3-1-2000

MADISON COUNTY, ss:

On this 1<sup>st</sup> day of March, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared ROLAND DEAN MOLLN and BETTY BROWN MOLLN.

Roland Dean Molln  
ROLAND DEAN MOLLN (Grantor)

Betty Brown Molln  
BETTY BROWN MOLLN (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.

William M. Dickey  
Notary Public

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

