

REAL ESTATE TRANSFER
TAX PAID 57
STAMP #
\$ 39.32
Michelle Utzler
RECORDER
3-27-00 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPAIRED C
RECS 5.00
ADDS 5.00
F.M.F. 1.00

FILED NO. 003562

BOOK 142 PAGE 413

2000 MAR 27 Pm 1:43

MICHELLE UTZLER
RECORDER
MADISON COUNTY IOWA
(515) 462-4912

Preparer Information: JOHN E. CASPER Individual's Name, 223 EAST COURT AVENUE Street Address, WINTERSET City, (515) 462-4912 Phone



Address tax statements: Dennis Fauver, 5147 Hickory St, Omaha, NE 68106
WARRANTY DEED NE 68106

For the consideration of TWENTY-FIVE THOUSAND AND NO/100 (\$25,000.00) Dollar(s) and other valuable consideration,
LOREN A. GROUT and LOIS F. GROUT, also known as LOIS HANDLEY GROUT and LOIS H. GROUT, husband and wife,

do hereby Convey to
DENNIS FAUVER

the following described real estate in MADISON County, Iowa:

All that part of the North Half (1/2) of the Northeast Quarter (1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying South and West of the right-of-way subject to road right-of-way.

This deed is in fulfillment of a Real Estate Contract dated September 7, 1989 and filed for record in the Madison County Recorder's Office on September 13, 1989 in Book 126 on Page 55.

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
MADISON COUNTY,
On this 24th day of MARCH 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared LOREN A. GROUT and LOIS F. GROUT

Dated: MARCH 24, 2000

Loren A. Grout
LOREN A. GROUT (Grantor)

Lois F. Grout
LOIS F. GROUT (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.

Connie Harvey
CONNIE HARVEY
Notary Public

(Grantor)

(Grantor)

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

CONNIE HARVEY
MY COMMISSION EXPIRES
May 26, 2001