

REAL ESTATE TRANSFER  
TAX PAID 21  
STAMP #  
\$ 61.60  
Michelle Utzler  
RECORDER  
5-16-00 Madison  
DATE COUNTY

RECS 10.00  
ADJ.S 5.00  
FILE.S 1.00

COMPUTER ✓  
RECORDED ✓  
COMPARED ✓

FILED NO. 004297  
BOOK 142 PAGE 553  
2000 MAY 16 PM 1:52

Preparer Information: G. Stephen Walters, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731  
Individual's Name Street Address City

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA  
Phone



Address Tax Statement: Dennis and Peggy Lockridge  
2500 Benit Avenue  
Des Moines, IA 50310

SPACE ABOVE THIS LINE  
FOR RECORDER

WARRANTY DEED

For the consideration of thirty-nine thousand and no/100  
Dollar(s) and other valuable consideration,  
Mark Grossman and Lynne Grossman, husband and wife.

do hereby Convey to  
Dennis A. Lockridge and Peggy S. Lockridge, as joint tenants with full rights of survivorship and not as tenants in common,

the following described real estate in Madison County, Iowa:

Parcel "A", a part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Six (6) in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described in a Plat of Survey recorded May 4, 2000, in Book 3 on Page 568 in the office of the Madison County, Iowa Recorder.

This conveyance is subject to an Easement retained by grantors Mark Grossman and Lynne Grossman, described on the attached and incorporated Easement agreement, and binding on the grantors, Mark and Lynne Grossman, the grantees Dennis A. Lockridge and Peggy S. Lockridge and the successors and assigns of both the grantors and the grantees.

A Warranty Deed from Sherryl E. Faris and M.C. Faris by Sherryl E. Faris, his Attorney-in-fact, wife and husband to Lynne Grossman, dated March 1, 2000, and recorded March 2, 2000, in Deed Record 142 on Page 305 in the office of the Madison County, Iowa, Recorder, covered the real property conveyed in this present Warranty Deed and additional real property. On March 1 and March 2 of 2000, the real property covered by the above described Warranty Deed to Lynne Grossman did not include any real property that was or ever had been, the homestead of M.C. Faris and/or Sherryl E. Faris.

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, SS:

Dated: May 10, 2000

On this 10 day of May, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared

Mark Grossman  
Mark Grossman (Grantor)

Lynne Grossman

Lynne Grossman  
Lynne Grossman (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.

\_\_\_\_\_  
(Grantor)

John S. Shaw  
Notary Public

\_\_\_\_\_  
(Grantor)

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



**EASEMENT AGREEMENT**

Grantors Mark Grossman and Lynne Grossman hereby retain out of Parcel "A" covered by the foregoing Warranty Deed, an Easement, on the following terms, which are binding on the grantors, Mark Grossman and Lynne Grossman, the grantees Dennis A. Lockridge and Peggy S. Lockridge, and the successors and assigns for the both grantors and grantees:

1. This Easement allows passage over a road, 16 feet wide, from Clarke Tower Road, immediately west of "Parcel A" along the southwestern border of Parcel "A" to the property immediately south of parcel "A" over existing dam roadway. The southwestern corner of this 16 foot wide easement, along the eastern boundary of Clarke Tower Road, is the point of beginning in the recorded Plat of Parcel "A", and the southern border of this 16-foot wide easement proceeds in a southerly and easterly direction along the southwestern edge of Parcel "A" approximately 429.04 feet.

2. The grantors and the grantees under this Warranty Deed shall each pay one-half of the cost of the maintenance of this Easement road. This payment obligation shall be binding on the parties and on their successors and assigns.