



REC \$ 5.00  
AUD \$ 5.00  
R.L.F. \$ 1.00

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MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPARED

Preparer   
Information David L. Jungmann, 113 W. Iowa, P.O. Box 329, Greenfield, IA 50849, (515) 743-6195  
Individual's Name Street Address City Phone

DAVID L. JUNGSMANN ISBA # AR0002730

SPACE ABOVE THIS LINE FOR RECORDER

\$ 204,000.<sup>00</sup>

### WARRANTY DEED

For the consideration of ONE (\$1.00) Dollar(s) and other valuable consideration, DWAYNE H. DAHL and TAMMY L. DAHL, husband and wife, do hereby Convey an undivided 61/100 interest to PHYLLIS NICHOLS and GEORGE GIBBS, as Co-Trustees of the AUDRA GIBBS FAMILY TRUST under the Will of Audra Gibbs; and an undivided 39/100 interest to MARCELLA GIBBS, as Trustee of the MARCELLA GIBBS FUNNEL TRUST u/t/i January 7, 1992; as Tenants in Common, not Joint Tenants with Rights of Survivorship, the following described real estate in Madison County, Iowa:

The Fractional Southwest Quarter (frSW1/4) of Section Seven (7) EXCEPT Parcel "A" described as part of the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 7, Township 76 North, Range 29 West of the 5<sup>th</sup> P.M., further described as follows: Beginning at the Southwest corner of said Section 7; thence N00°00'00"E, along the West line of said SW1/4SW1/4, 554.45 feet; thence South 89°13'52"E, parallel to the South line of said SW1/4SW1/4, 550.05 feet; thence S00°00'00"E, 554.45 feet to the South line of said SW1/4SW1/4; thence N89°13'52"W, 550.05 feet to the Point of Beginning, containing 7.00 acres including 0.42 acres of county road right of way, AND the South 30 acres of the Fractional Northwest Quarter (frNW1/4) of Section Seven (7); all in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

GRANTORS AGREE TO ERECT AND MAINTAIN THE FENCE AROUND PARCEL "A" OF THE SW1/4SW1/4 OF SECTION 7, TOWNSHIP 76 NORTH, RANGE 29 WEST OF THE 5<sup>TH</sup> P.M., MADISON COUNTY, IOWA.

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.

Dated: May 17, 2000

DWAYNE H. DAHL (Grantor)  
  
TAMMY L. DAHL (Grantor)

STATE OF IOWA, ADAIR COUNTY, ss:

On this 17<sup>th</sup> day of May, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Dwayne H. Dahl and Tammy L. Dahl, husband and wife, 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.

DAVID L. JUNGSMANN, Notary Public



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