

#125,000

REAL ESTATE TRANSFER
 TAX PAID 11
 STAMP #
199 20
Michelle Utsler
 RECORDER
9-11-00 Madison
 DATE COUNTY

COMPUTER
 RECORDED
 COMPARED _____

FILED NO. **005895**

BOOK 143 PAGE 56

2000 SEP 11 PM 12:21

REC \$ 500
 AUD \$ 500
 R.M.F. \$ 100

MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Preparer Information James S. Dougherty, P.O. Box 278, Norwalk, (515) 981-5401

Individual's Name

Street Address

City

Phone



Send Tax Statement To: JOE VAN GINKEL, 3378 110TH ST SPACE ABOVE THIS LINE FOR RECORDER

SPECIAL WARRANTY DEED

CUMMING, IA.
50061

\$ 125,000.00 xxx

For the consideration of _____ Ten

Dollar(s) and other valuable consideration,
Catherine Ann Graham, a single person, and Mary M. Flanagan a/k/a Mary Margaret
Flanagan, a single person

do hereby Convey to
Joseph G. Van Ginkel, III, and Margaret E. Van Ginkel, 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:

Parcel "A", located in the North Half (1/2) of the Northeast Quarter (1/4) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa containing 74.3010 acres, as shown in Plat of Survey Book 2, Page 380 on April 22, 1993, in the Office of the Recorder of Madison County, Iowa, EXCEPTING THEREFROM Parcel "B" located in the Northeast Quarter (1/4) of the Northeast Quarter of Section Twelve (12), containing 4.00 acres, as shown in Plat of Survey filed in Book 2, Page 506 on October 18, 1994.

This deed is given in full satisfaction of the Contract dated June 16, 1993, and filed June 17, 1993 in Book 131, Page 646, Madison County Records.

The Warranties herein extended through June 16, 1993.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: 8/24/00

ss:

Warren COUNTY,
 On this 24th day of August,
~~2000~~, before me, the undersigned, a Notary Public in and for said State, personally appeared
Catherine Ann Graham, a single person,
and Mary M. Flanagan a/k/a Mary Margaret
Flanagan, a single person

Catherine Ann Graham
 Catherine Ann Graham (Grantor)

Mary M. Flanagan
 Mary M. Flanagan (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)

James S. Dougherty
 Notary Public

Mary M. Flanagan
 (Grantor)

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

Mary M. Flanagan
9/10/2002