

Prepared By Steven M. Stalzer 807 2nd 890900 Perry , IA 50220 FILED NO .. 515-465-5805 BOOK 143 PAGE 125 address Tax Statement to

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COMPARED

COMPARED 2000 SEP 22 PM 12: 49 MICKI UTSLER RECORDER MADISON COUNTY, IOWA AGREEMENT TO SELL REAL ESTATE A120-10 R120-04 Anastasia Galvan as Seller, and Stalzer the Seller shall sell and the Buyer shall buy the following described property UPON THE TERMS AND CONDI-TIONS HEREINAFTER SET FORTH, which shall include the STANDARDS FOR REAL ESTATE TRANSAC-TIONS set forth within this contract.

1. LEGAL DESCRIPTION of real estate located in Madison

County, State of TA.:

2. PURCHASE PRICE 7500,00 Dollars Method of Payment: Contract

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(a) Deposit to be held in trust by \$ 1,000.00

(b) Approximate principal balance of first mortgage to which conveyance shall be subject, if any, Mortgage holder: \$ 6500.00

Interest MA % per annum: Method of payment \$ 000 method \$ 000 meth

3. PRORATIONS: Taxes, insurance, interest, rents and other expenses and revenue of said property shall be prorated as of the date of closing.

4. RESTRICTIONS, EASEMENTS, LIMITATIONS: Buyer shall take title subject to: (a) Zoning, restrictions, prohibitions and requirements imposed by governmental authority, (b) Restrictions and matters appearing on the plat or common to the subdivision, (c) Public utility easements of record, provided said easements are located on the side or rear lines of the property, (d) Taxes for year of closing, assumed mortgages, and purchase money mortgages, if any, (e) Other:

\_\_. Seller warrants that there shall be no violations of build-

ing or zoning codes at the time of closing.

- 5. DEFAULT BY BUYER: If Buyer fails to perform any of the covenants of this contract, all money paid pursuant to this contract by Buyer as aforesaid shall be retained by or for the account of the Seller as consideration for the execution of this contract and as agreed liquidated damages and in full settlement of any claims for damages.
- 6. DEFAULT BY SELLER: If the Seller fails to perform any of the covenants of this contract, the aforesaid money paid by the Buyer, at the option of the Buyer, shall be returned to the Buyer on demand; or the Buyer shall have only the right of specific performance.
- 7. TERMITE INSPECTION: At least 15 days before closing, Buyer, at Buyer's expense, shall have the right to obtain a written report from a lice sed exterminator stating that there is no evidence of live termite or other woodboring insect infestation on said property nor substantial damage from prior infestation on said property. If there is such evidence, Seller shall pay up to three (3%) percent of the purchase price for the treatment required to remedy such infestation, including repairing and replacing portions of said improvements which have been damaged; but if the costs for such treatment or repairs exceed three (3%) percent of the purchase price, Buyer may elect to pay such excess. If Buyer elects not to pay, Seller may pay the excess or cancel the contract.
- 8. ROOF INSPECTION: At least 15 days before closing, Buyer, at Buyer's expense, shall have the right to obtain a written report from a licensed roofer stating that the roof is in a watertight condition. In the event repairs are required either to correct leaks or to replace damage to facia or soffit, Seller shall pay up to three (3%) percent of the purchase price for said repairs which shall be performed by a licensed roofing contractor; but if the costs for such repairs exceed three (3%) percent of the purchase price, Buyer may elect to pay such excess. If Buyer elects not to pay, Seller may pay the excess or cancel the contract.
- 9. OTHER INSPECTIONS: At least 16 days before closing, Buyer or his agent may inspect all appliances, air conditioning and heating systems, electrical systems, plumbing, machinery, sprinklers and pool system included in the sale. Seller shall pay for repairs necessary to place such items in working order at the time of closing. Within 48 hours before closing, Buyer shall be entitled, upon reasonable notice to Seller, to inspect the premises to determine that said items are in working order. All items of personal property included in the sale shall be transferred by Bill of Sale with warranty of title.



Rev. 4/99

- 10. LEASES: Seller, not less than 15 days before closing, shall furnish to Buyer copies of all written leases and estoppel letters from each tenant specifying the vature and duration of the tenant's occupancy, rental rates and advanced rent and security deposits paid by tenant. If Seller is mable to obtain such letters from tenants, Seller shall furnish the same information to Buyer within said time period in the form of a seller's affidavit, and Buyer may contact tenants thereafter to confirm such information. At closing/seller shall deliver and assign all original leases to Buyer.
- 11. MECHANICS LIENS: Seller shall furnish to Buyer an affidavit that there have been no improvements to the subject property for 90 days immediately preceding the date of closing, and no financing statements, claims of lien or potential lienors known to Seller. If the property has been improved within that time, Seller shall deliver releases or waivers of all mechanics liens as executed by general contractors, subcontractors, suppliers and materialmen, in addition to the seller's lien affidavit, setting forth the names of all general contractors, subcontractors, suppliers and materialmen and reciting that all bills for work to the subject property which could serve as basis for mechanics liens have been paid or will be paid at closing time.
- 12. PLACE OF CLOSING: Closing shall be held at the office of the Seller's attorney or as otherwise agreed upon.
- 13. TIME IS OF THE ESSENCE: Time is of the essence of this Sale and Purchase Agreement.

  14. DOCUMENTS FOR CLOSING: Seller's attorney shall prepare deed, note, mortgage, Seller's affidavit, any corrective instruments required for perfecting the title, and closing statement and submit copies of same to Buyer's attorney, and copy of closing statement to the broker, at least two days prior to scheduled closing date.
- 15. EXPENSES: State documentary stamps required on the instrument of conveyance and the cost of recording any corrective instruments shall be paid by the Seller. Documentary stamps to be affixed to the note secured by the purchase money mortgage, intangible tax on the mortgage, and the cost of recording the deed and purchasing money mortgage shall be paid by the Buyer.
- 16. INSURANCE: If insurance is to be projected, the Seller shall on or before the closing date, furnish to Buyer all insurance policies or copies thereo.
- 17. RISK OF LQSS: If the improvements are damaged by fire or casualty before delivery of the deed and can be restored to substantially the same condition as now within a period of 60 days thereafter, Seller shall so restore the improvements and the closing date and date of delivery of possession hereinbefore provided shall be extended accordingly. If Seller fails to do so, the Buyer shall have the option of (1) taking the property as is, together with insurance proceeds, if any, or (2) cancelling the contract, and all deposits shall be forthwith returned to the Buyer and all parties shall be released of any and all obligations and liability.
- 18. MAINTENANCE: Between the date of the contract and the date of closing, the property, including lawn, shrubbery and pool, if any, shall be maintained by the Seller in the condition as it existed as of the date of the contract, ordinary wear and tear excepted.
- 19. CLOSING DATE: This contract shall be closed and the deed and possession shall be delivered on or before the (year), unless extended by other provisions of this contract. day of
- 20. TYPEWRITTEN OR HANDWRITTEN PROVISIONS: Typewritten or handwritten provisions inserted in this form shall control all printed provisions in conflict therewith.
- 21. OTHER AGREEMENTS: No agreements or representations, unless incorporated in this contract, shall be binding upon any of the parties.
- 22. RADON GAS DISCLOSURE. As required by law, (Landlord) (Seller) makes the following disclosure: "Radon Gas" is a naturally occurring radioactive gas that when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in . Additional information regarding radon and radon testing may be obtained from your county public health unit.
- 23. LEAD PAINT DISCLOSURE. "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real estate is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

## 24. SPECIAL CLAUSES:

COMMISSION TO BROKE	ER: The Seller hereby recognize	es	
		oker in this transaction, and agree	es to pay as commission
		Dollars (\$	) or one-half
	is forfeited by the Buyer throu not exceed the full amount of th	igh failure to perform, as compose commission.	ensation for services ren-
Olene Dawll Winess	Dalvan 8/10/000	July Jen Buyer	8-12-00 Date
Marciso & Ba Witness	Date 8/12/00	anostosia g Seller	Date 8/12./90



## WARRANTY DEED

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PAGE	

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TAX PAID  STAMP #  1984 HAR 26 PH 3: 3  1984 HAR 26 PH 3: 3  MARY E. WELTY RECORDER MADISON  And the grantors do Hereby Covenant with the said grantees, and successors in interest, that self-grantors had been added to the said premises are free and Clear of all Liens and Encombrances Whatsoever except as may be above stated.  Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.  Words and phreses herein including ecknowledgment hereof shell be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.  Signed this 16th day of March  19.84  TATE OF IOWA.  COUNTY OF MADISON  St. Randall C. Lee  Con this 2 doy of March  19.84 before  19.84 before  19.84 before  19.84 before  19.84 before  19.84 before  19.85 before  19.86 before  19.87 before  19.86 before  19.87 before  19.88 before  19.88 before  19.89 contents and advanded and the beginning and who	of the sum of FIVE THOUSAND DOLLARS———————————————————————————————————						
Grantes: Address: the following described real estate, situated in	Grantees' Address: the following described real estate, situated in	f the sum of	FIVE THOUSAND DO	V.I.ARS			, in consideration
Grantees' Address:  the following described real estate, situated in Madison County, lowe, to-will:  A parcel of land in the East Half (\$\frac{1}{6}\$) of the Southeast Quarter (\$\frac{5}{6}\$) of the Southeast Quarter (\$\frac{5}{6}\$) of Section Twenty-one (21), Township Seventy-Five (75)  Morth, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southeast corner of Section Twenty-one (21), Township Seventy-Five (75) Morth, Range Twenty-eight (28) West of the 5th P.M., thence North 900° 931.54 feet along the section line to the point of beginning; thence continuing N. 00°00° 136.50 feet, thence N. 87°10° 09 W. 646.13 feet along the north line of said Southeast Quarter (\$\frac{5}{6}\$) of the beginning. Said parcel contains 5.00 acres including 0.27 acres of public road right of way.  This Deed is given in fulfillment of a Real Estate Contract dated August 21, 1981, and Recorded August 28, 1981 in Book 115, Page 289 in the Office of the Madison County Recorder.  This Deed is given in fulfillment of a Real Estate Contract dated August 21, 1981, and Recorded August 28, 1981 in Book 115, Page 289 in the Office of the Madison County Recorder.  This Deed is given in fulfillment of a Real Estate Contract dated August 21, 1981, and Recorded August 28, 1981 in Book 115, Page 289 in the Office of the Madison County Recorder.  This Deed is given in fulfillment of a Real Estate Contract dated August 21, 1981, and Recorded August 28, 1981 in Book 115, Page 289 in the Office of the Madison County Recorder.  This Deed is given in fulfillment of a Real Estate Contract dated August 21, 1981, and Recorded August 28, 1981 in Book 115, Page 289 in the Office of the Madison County Recorder.  This Deed is given in fulfillment of a Real Estate Contract dated August 21, 1981, and Recorded August 28, 1981 in Book 115, Page 289 in the Office of the Madison County Recorder.  This Deed is given and the fulfillment of a Real Estate Contract of the Recorded August 28, 1	Grantes: Address:  the following described real estate, situated in Madison County, lowe, to-wit:  A parcel of land in the East Half (E) of the Southeast Quarter (SE) of the Southeast Quarter (SE) of Section Twenty-one (21), Township Seventy-five (75 North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Towa, me particularly described as Follows: Commencing at the Southeast corner of Sec Twenty-one (21), Township Seventy-five (75) North, Range Twenty-eight (28) We of the 5th P.M., thence North 2000; 981,54 feet along the section line to the point of beginning; thence continuing N. 00°00' 336.50 feet, thence S. 87°10'50' W. 646.13 feet along the north line of said Southeast Quarter (SE) of the So east Quarter (SE), thence S. 00°28'56' W. 336.50 feet, thence S. 87°10'50' e48.96 feet to the point of beginning. Said parcel contains 5.00 acres inclu 0.27 acres of public road right of way.  This Deed is given in fulfillment of a Real Estate Contract dated August 21, 1981, and Recorded August 28, 1981 in Book 115, Page 289 in the Office of the Madison County Recorder.  EAL ESTATE TRANSFER TAX PAID 20 STAMP   SPURTER COUNTY   PAGE 51 STAMP   PAGE 51 STAMP   SPURTER COUNTY   PAGE 51 STAMP   SPURT				<del></del>		1707
the following described real estate, situated in Madison County, lowe, to-wil:  A parcel of land in the East Half (E) of the Southeast Ouarter (SE) of the Southeast Ouarter (SE) of Section Themty-one (21), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Jowa, more particularly described as follows: Commencing at the Southeast corner of Sectia Twenty-one (21), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., thence North 0'900' 981.54 feet along the section line to the point of beginning; thence continuing N. 00'90' 336.50 feet, thence N. 87'910'90 N. 646.13 feet along the section for Said Southeast Ouarter (SE) of the Southeast Ouarter (SE) of the Southeast Ouarter (SE)), thence S. 00'28'56" N. 336.50 feet, thence S. 87'910'50" E. 648.96 feet to the point of beginning.  Said parcel contains 5.00 acres including 0.27 acres of public road right of way.  This Deed is given in fulfillment of a Real Estate Contract dated August 21, 1981, and Recorded August 28, 1981 in Book 115, Page 289  This Deed is given in fulfillment of a Real Estate Contract dated August 21, 1981, and Recorded August 28, 1981 in Book 115, Page 289  This Deed is given in fulfillment of a Real Estate Contract dated August 21, 1981, and Recorded August 28, 1981 in Book 115, Page 289  This Deed is given in fulfillment of a Real Estate Contract dated August 21, 1981, and Recorded August 28, 1981 in Book 115, Page 289  This Deed is given in fulfillment of a Real Estate Contract dated August 21, 1981, and Recorded August 28, 1981 in Book 115, Page 289  This Deed is given in fulfillment of a Real Estate Contract dated August 21, 1981, and Recorded August 28, 1981 in Book 115, Page 289  This Deed is given in fulfillment of a Real Estate Contract dated August 21, 1981, and Recorded August 28, 1981 in Book 115, Page 289  This Deed is given in fulfillment of a Real Estate Contract dated Contract and the Recorded Industry and Page 21, 1982, and Recorded August 28, 1981 in Book 1	the following described real estate, situated in Madison County, lows, to-wil:  A parcel of land in the East Half (Eg) of the Southeast Quarter (SE) of the Southeast Quarter (SE) of the Southeast Quarter (SE) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, mo particularly described as follows: Commencing at the Southeast corner of Sec Twenty-one (21), Township Seventy-five (75) North, Range Twenty-eight (28) We of the 5th P.M., thence North 0°90; 981.54 feet along the section line to the point of beginning; thence continuing N. 00°00' 336.50 feet, thence N. 87°10' M. 646.13 feet along the north line of said Southeast Quarter (SE) of the So east Quarter (SE), thence S. 00°28/56" M. 336.50 feet, thence S. 97°10'50" E 648.96 feet to the point of beginning. Said parcel contains 5.00 acres inclu 0.27 acres of public road right of way.  This Deed is given in fulfillment of a Real Estate Contract dated August 21, 1981, and Recorded August 28, 1981 in Book 115, Page 289 in the Office of the Madison County Recorder.  EAL ESTATE TRANSFER TAX PAID 6 STAMP 8 STAMP	In nano para ac	hereby Convey unto	Anaboab	Vat van.		
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A parcel of land in the East Half (Eg) of the Southeast Ownter (SE) of Section Twenty-one (21), Township Seventy-five (75) Morth, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southeast corner of Section Twenty-one (21), Township Seventy-five (75) Morth, Range Twenty-eight (28) West of the 5th P.M., thence North 0'901 981.54 feet along the section line to the point of beginning; thence continuing N. 00'00' 336.50 feet, thence N. 8710'09 W. 646.13 feet along the north line of said Southeast Quarter (SE4) of the Southeast Quarter (SE4) of the Southeast Quarter (SE4) of the Southeast Quarter (SE4), thence S. 00'28'56' W. 336.50 feet, thence S. 8710'50' E. 648.96 feet to the point of beginning. Said parcel contains 5.00 acres including 0.27 acres of public road right of way.  This Deed is given in fulfillment of a Real Estate Contract dated August 21, 1981, and Recorded August 28, 1981 in Book 115, Page 289 in the Office of the Madison County Recorder.  EAL ESTATE TRANSFER TAX PAID South Price of the Madison County Recorder.  FILED NO. FILED NO	A parcel of land in the East Half (E) of the Southeast Quarter (SE) of the Southeast Ounter (SE) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, me particularly described as follows: Commencing at the Southeast corner of Sec Twenty-one (21), Township Seventy-five (75) North, Range Twenty-eight (28) We of the 5th P.M., thence North (°00' 981.54 feet along the section line to the point of beginning; thence continuing n. 00°00' 386.50 feet, thence N. 8710' W. 646.13 feet along the north line of said Southeast Quarter (SE) of the Se east Quarter (SE), thence S. 00°28156' W. 336.50 feet, thence S. 8710' 50° E 648.96 feet to the point of beginning. Said parcel contains 5.00 acres inclu 0.27 acres of public road right of way.  This Deed is given in fulfillment of a Real Estate Contract dated August 21, 1981, and Recorded August 28, 1981 in Book 115, Page 289 in the Office of the Madison County Recorder.  EAL ESTATE TRANSFER TAX PAID STAND FOR STAN						
August 21, 1981, and Recorded August 28, 1981 in Book 115, Page 289 in the Office of the Madison Country Recorder.  EAL ESTATE TRANSFER TAX PAID  STAMP N  S	August 21, 1981, and Recorded August 28, 1981 in Book 115, Page 289 in the Office of the Madison County Recorder.  EAL ESTATE TRANSFER  TAX PAID  STAMP #  STAMP #  STAMP #  And the grantors do Hereby Covenant with the said grantees, and successors in interest, that solf grantors hald said premises are Free and Clear of all Liens and Encumbrances Whatsover except as may be above stated; and said premises are Free and Clear of all Liens and Encumbrances Whatsover except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever,  Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.  Words and phrases herein including acknowledgment hereof shell be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.  Signed this 16th day of March 19.84 before the undersigned. A Notary Public in and for said County and late, personally appeared and Kathy S. Lee  CERALIDINE M. LEE (Grantors' address)  TATE OF IOWA.  COUNTY OF MADISON 19.84 before the undersigned. A Notary Public in and for said County and late, personally appeared and acknowledged that shey seculed the foregoing informant, and acknowledged that shey seculed the foregoing informant, and acknowledged that shey seculed the foregoing informant, and acknowledged that shey	A pare Souther North, partice Twenty of the point W. 646 east (648.96	cel of land in the east Quarter (SE <sup>1</sup> / <sub>4</sub> , Range Twenty-eigcularly described y-one (21), Townsle 5th P.M., thence of beginning; the 6.13 feet along the Quarter (SE <sup>1</sup> / <sub>4</sub> ), the 6 feet to the poin	le East Half ) of Section ght (28) West as follows: hip Seventy-i e North 0°00 ence continue he north line ence S. 00°28 nt of beginn	(E½) of the Sou Twenty-one (21 t of the 5th P. Commencing at five (75) North ' 981.54 feet a ing N. 00°00' 3 e of said South 8'56" W. 336.50 ing. Said parc	utheast Quarte 1), Township S .M., Madison C t the Southeas n, Range Twent along the sect 336.50 feet, t neast Quarter O feet, thence	er (SE¼) of the Seventy-five (75) County, Iowa, morest corner of Section line to the thence N. 87°10'0' (SE¼) of the South S. 87°10'50" F.
TAX PAID  STAMP #  STAMP #  1984 HAR 26 PH 3: 3:  MARY E. WELTY RECORDER MADISON COUNTY TOW  And the grantors do Hereby Covenant with the said grantees, and successors in interest, that safether 3: 00. I rate aid real estate by title in foe simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and add grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated; and less cribed premises.  Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.  Words and phreses herein including actnowledgment hereof shell be construed as in the singular or plural number, and as mesculine or feminine gender, according to the context.  Signed this 16th day of March 19.84 before the undersigned. A Notary Public in and for said County and late, personally appeared and Kathy S. Lee  SERAIDINE M. LEE (Grantors' address)  (Grantors' address)  (Grantors' address)	FILED NO. BOOK 1172 PAGE 61  1984 MAR 26 PM 37  MARY E. WELT RECORDER  And the grantors do Hereby Covenant with the said grantees, and successors in interest, that sate Grantors no Toleid real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and accept as may be above stated; and accept as may be above stated and premises against the lawful claims of all persons whomsoever, described premises.  Words and phresss herein including ecknowledgment hereof shell be construed as in the singular or plural number, and as mesculine or feminine gender, according to the context.  Signed this 16th day of March 19.84 before the undersigned, a Notary Public in and for said County and tale, personally appeared and all Liens and for said County and tale, personally appeared and all Liens and acknowledgment hereof shell be construed as in the singular or plural number, and as mesculine or feminine gender, according to the context.  Signed this 16th day of March 19.84 before the undersigned, a Notary Public in and for said County and tale, personally appeared and all Liens and acknowledged that they decided the foregoing instrument, and exhaustical persons named in and who received the foregoing instrument, and exhaustical persons named in and who received the foregoing instrument, and exhaustical persons named in and who received the foregoing instrument, and exhaustical persons named in and who received the foregoing instrument, and exhaustical persons named in and who received the foregoing instrument, and exhaustical persons named in and who received the foregoing instrument, and exhaustical persons named in and who received the foregoing instrument, and exhaustical persons named in and who received the foregoing instrument, and exhaustical persons named in and who received the foregoing instrument, and exhaustical persons named in and who received the foregoing inst	-1 POTATE TE	August 21, 1981 in the Office of	, and Recorde	ed August 28, 1	1981 in Book 1	15, Page 289
RECORDER  MARY E. WELTY  RECORDER  MADISON COUNTY. 10M  And the grantors do Hereby Covenant with the said grantees, and successors in interest, that safeg. 300 all rar aid real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that aid premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and aid premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and accept as may be above stated; and accept as may be above stated; and accept as may be above stated.  Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the lescribed premises.  Words and phreses herein including acknowledgment hereof shell be construed as in the singular or plural number, and as masculine in familian gender, according to the contest.  Signed this 16th day of March 19.84  TATE OF IOWA,  On this 2 day of March 19.84 before  e. the undersigned, a Notary Public in and for said County and late, personally appeared Landall C. Lee and Kathy S. Lee  (Grantors' address)  me known to be the identical persons named in and who accuted the foregoing instrument, and acknowledged that they accuted the payme as their yoluntary acc and depty.	RECORDER  MARY E. WELLY  And the grantors do Hereby Covenant with the said grantees, and successors in interest, that safegrantors hold aid premises are Free and Clear of all Liens and Encumbrances Whatsoever except any be above stated.  Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the lescribed premises.  Words and phreses herein including acknowledgment hereof shell be construed as in the singular or plural number, and as masculine in feminine gender, according to the contest.  Signed this 16th day of March 19-84 before at the undersigned. A Notary Public in and for said County and late, personally appeared and Kathy S. Lee  **CEPALDINE M. LEE**  (Grantors' address)  (Grantors' address)  In the shown to be the identical persons named in and who accuted the foregoing instrument, and acknowledged that they accuted the foregoing instrument and acknowledged that they accuted the foregoing instrument.	TAX PAIL	D Zo				ILED NO.
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RECORDER MADISON COUNTY.10M And the grantors do Hereby Covenant with the said grantees, and successors in interest, that safegrathors hold a raid real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that aid premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and aid grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated; and aid grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated; and all grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated; and all grantors covenant to the lawful claims of all persons whomsoever, except as may be above stated; and all the lawful claims of all persons whomsoever, except as may be above stated; and the lawful claims of all persons whomsoever, except as may be above stated; and to the lawful claims of all persons whomsoever, except as may be above stated; and to the lawful claims of all persons whomsoever, except as may be above stated; and to the lawful claims of all persons have all per	And the grantors do Hereby Covenant with the said grantees, and successors in interest, that safe grantors hold aid real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that aid premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and aid grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, succept as may be above stated; and aid grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, succept as may be above stated.  Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.  Words and phreses herein including acknowledgment hereof shell be construed as in the singular or plural number, and as mesculine or feminine gender, according to the context.  Signed this 16th day of March 1984  FATATE OF IOWA,  COUNTY OF MADISON  TATE OF IO	Jany & T	welty	-		<b>v</b> -	
And the grantors do Hereby Covenant with the said grantees, and successors in interest, that safe grantions hold aid real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said grantors Covenant to Warrant and Encumbrances Whatsoever except as may be above stated; and aid grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated; and except as may be above stated.  Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.  Words and phreses herein including ecknowledgment hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.  Signed this 16th day of March 19 84  TATE OF IOWA.  TATE OF IOWA.  COUNTY OF MADISON 5s.  Randall C. Lee  Authy S. Lee  Grantors' address)  (Grantors' address)  (Grantors' address)  (Grantors' address)	And the grantors do Hereby Covenant with the said grantees, and successors in interest, that self \$3.00.1 and real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said grantors Covenant to Warrant and Encumbrances Whatsoever except as may be above stated; and aid grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated; and except as may be above stated; and except as may be above stated.  Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.  Words and phreses herein including ecknowledgment hereof shell be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.  Signed this 16th day of March 19.84 before  to the undersigned. A Notary Public in and for said County and tate, personally appeared Randall C. Lee and Kathy S. Lee  CERALDINE M. LEE (Grantors' address)  (Grantors' address)  (Grantors' address)		nadion	•			RECORDER
Words and phress herein including acknowledgment hereof shell be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.  Signed this 16th day of March 1984  COUNTY OF MADISON  On this 2 day of March 1984 before the the undersigned. a Notary Public in and for said County and tate, personally appeared and all C. Lee and Kathy S. Lee  GERALDINE M. LEE  (Grantors' address)  (Grantors' address)  (Grantors' address)	Words and phreses herein including acknowledgment hereof shell be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.  Signed this 16th day of March 19.84  COUNTY OF MADISON  On this 2 day of March 19.84 before the undersigned, a Notery Public in and for said County and diste, personally appeared Randall C. Lee and Kathy S. Lee  CERAIDINE M. LEE  (Grantors' address)  (Grantors' address)	And the gra said real estate la said premises are said grantors Co except as may be	antors do Hereby Cover by title in fee simple; the Free and Clear of all ovenant to Warrant and I e above stated.	Liens and Encum Defend the said p	brances Whatsoever bremises against the l	essors in interest, the prity to sell and co except as may be lawful claims of all	hat sale grantors hold onvey the same; that a bove stated; and persons whomsoever,
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COUNTY OF MADISON  SS.  Randall C. Lee  Kathy S. Lee  Kathy S. Lee  GERALDINE M. LEE  (Grantors' address)  (Grantors' address)	COUNTY OF MADISON  On this 2 day of March 19.84 before the the undersigned, a Notary Public in and for said County and state, personally appeared Randall C. Lee and Kathy S. Lee  CEPAIDINE M. LEE  (Grantors' address)  (Grantors' address)		,			the singular or plural n	number, and as masculine
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