

REAL ESTATE TRANSFER  
TAX PAID 22  
STAMP #  
\$ 58.40  
Michelle Utsler  
RECORDER  
12-15-00 Madison  
DATE COUNTY

REC \$ 5<sup>00</sup>  
AUD \$ 5<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

COMPUTER   
RECORDED   
COMPARED \_\_\_\_\_

007528  
FILED NO. \_\_\_\_\_  
BOOK 143 PAGE 352  
(page 352)  
2000 DEC 15 AM 11:44  
11:44 am  
MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Samuel H. Braland, P.O. Box 370, Earlham, IA 50072 (515) 758-2267  
Individual's Name Street Address City Phone

Address Tax Statement: Brian J. & Kimberly L. Beener  
R. R.  
Earlham, Iowa 50072

SPACE ABOVE THIS LINE  
FOR RECORDER



**WARRANTY DEED - JOINT TENANCY**

For the consideration of ----Thirty-seven Thousand  
Dollar(s) and other valuable consideration,  
JOHN PAUL MARSTON, a single person,

do hereby Convey to  
BRIAN J. BEENER and KIMBERLY L. BEENER, 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 Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$  NW $\frac{1}{4}$ )  
of Section 35, Township 77 North, Range 29 West of the 5th P.M., Madison County,  
Iowa, more particularly described as follows:

Commencing at the Northwest Corner of Section 35, Township 77 North, Range 29  
West of the 5th P.M., Madison County, Iowa; thence North 89°33'27" East along the  
North line of the Northwest Quarter of said Section 35, 1370.02 feet to the Point  
of Beginning; thence North 89°33'27" East along the North line of the Northwest  
Quarter of said Section 35, 508.72 feet; thence South 0°26'33" East, 399.62 feet;  
thence South 89°33'27" West, 508.72 feet; thence North 0°26'33" West, 399.62 feet  
to the Point of Beginning. Said parcel contains 4.667 Acres, including 0.377  
Acres of county road right-of-way.

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, Dated: 14 Aug, 2000

MADISON COUNTY, ss:

On this 14th day of August,  
2000, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
John Paul Marston

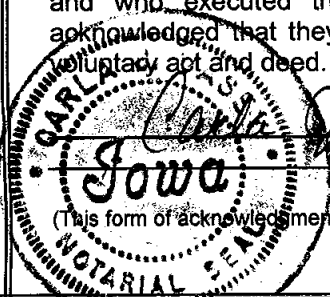
John Paul Marston  
(John Paul Marston) (Grantor)

(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)

(Grantor)



Carol A. Vasey  
Notary Public

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