

**REAL ESTATE TRANSFER
TAX PAID 9**

STAMP #
\$ 538.40

Michelle Utsler
RECORDER
3-2-01 *Madison*
DATE COUNTY

REC \$ **5⁰⁰**
AUD \$ **10⁰⁰**
R.M.F. \$ **1⁰⁰**

COMPUTER
RECORDED
COMPARED _____

FILED NO. **000774**
BOOK **2001** PAGE **774**
2001 MAR -2 PM 1:32

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information **LEONARD M. FLANDER** 223 EAST COURT AVENUE, WINTERSET, (515) 462-1412
Individual's Name Street Address City Phone



Address Tax Statement: **Daniel K. Ryner**
1556 North River Trail, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Three Hundred Thirty-six Thousand Nine Hundred Twenty-seven & 50/100
Dollar(s) and other valuable consideration,
Dorothy Guye, A Single Person

do hereby Convey to
Daniel K. Ryner

the following described real estate in Madison County, Iowa:

The Northwest Quarter (1/4) of the Northeast Quarter (1/4) except Lot Three (3); and except Auditor's Parcel Letter E located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown by the Plat of Survey recorded in the Madison County Iowa Recorder's Office on February 6, 2001, in Book 2001 at Page 420; Southwest Quarter (1/4) of the Northeast Quarter (1/4) except Lot Four (4); South One-half (1/2) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4); Northeast Quarter (1/4) of the Southwest Quarter (1/4); North Half (1/2) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4); Northeast Quarter (1/4) of the Southeast Quarter (1/4); Northwest Quarter (1/4) of the Southeast Quarter (1/4); Southwest Quarter (1/4) of the Southeast Quarter (1/4); North Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) all in Section Seven (7); AND the West 34 acres of the North Half (1/2) of the Northeast Quarter (1/4); West 20 acres of the South Half (1/2) of the Northeast Quarter (1/4) in Section Eighteen (18), all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th 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.

STATE OF IOWA

Dated: FEBRUARY 10, 2001

MADISON COUNTY, ss:

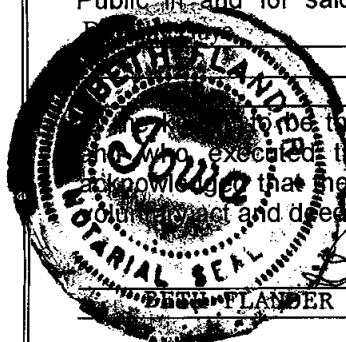
On this 10th day of February,
2001, before me, the undersigned, a Notary Public in and for said State, personally appeared

Dorothy Guye
Dorothy Guye (Grantor)

(Grantor)

(Grantor)

(Grantor)



to be the identical persons named in the foregoing instrument and acknowledge that they executed the same as their own act and deed.

Leona Flander

Notary Public

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