

REAL ESTATE TRANSFER
TAX PAID 23
STAMP #
\$ 50.40
Michelle Utzler
RECORDER
23-04 Madison
DATE COUNTY

REC \$ 10⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 5⁰⁰

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BOOK 2004 PAGE 800

2004 FEB 23 PM 2:45
(2:45 PM)
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement : Jimmy Gruwell
2287 290th Street, Peru, Iowa 50222

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of \$32,000.00
Dollar(s) and other valuable consideration,
Rose Ann Etzen, single

do hereby Convey to
Jimmy L. Gruwell and Deborah S. Gruwell

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

The North One-fourth (1/4) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Six (6) in Township
Seventy-Four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCLUDING A parcel
of land located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Six (6), Township Seventy-four (74)
North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described
as follows: Beginning at the Northwest corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of the Southeast
Quarter (1/4) of Section Six (6), thence along the North line of said Southeast Quarter (1/4) of the Southeast Quarter (1/4),
South 89 degrees 35'49" East 391.72 feet; thence South 00 degrees 15'52" West 329.90 feet; thence North 89 degrees
35'49" West 390.20 feet to the West line of said Southeast Quarter (1/4) of the Southeast Quarter (1/4); thence along said
West line North 00 degrees 00'00" 329.91 feet to the Point of Beginning, containing 2.961 acres, BUT INCLUDING A
parcel of land located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Six (6), more particularly
described as follows: See Exhibit "A" for continuation of legal description

This deed is given in satisfaction of a real estate transaction contract dated and recorded May 22, 1991 and Deed Record
128, Page 754, Recorder Office at 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 ss:
MADISON COUNTY,

Dated: February 11, 2004

On this 11 day of February,
2004, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Rose Ann Etzen

Rose Ann Etzen
Rose Ann Etzen (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)

Kim Leonard

Notary Public

(Grantor)

(This form of acknowledgment is for individual grantors only)



V F&M

Exhibit "A"

Etzen to Gruwell Warranty Deed/Legal Description

Beginning at the Southeast corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Six (6); thence along the South line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4) North 89 degrees 35'49" West 930.08 feet thence North 00 degrees 15'52" East 96.50 feet; thence North 88 degrees 02'25" East 347.10 feet; thence North 90 degrees 00'00" East 582.71 feet to the East line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4); thence along said East line South 00 degrees 00'00" 114.91 feet to the Point of Beginning, containing 2.336 acres