

REAL ESTATE TRANSFER

TAX PAID 27

STAMP #

\$ 32.80

Michelle Utzler

RECORDER

318-04

DATE

Madison
COUNTYREC \$ 5⁰⁰AUD \$ 5⁰⁰R.M.F. \$ 1⁰⁰5⁰⁰COMPUTER ☒
RECORDED ☒
COMPARED ☒

FILED NO. 1152

BOOK 2004 PAGE 1152

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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Zorica Ilic, 108 Third Street Suite 322, Des Moines, (515) 244-5575

Individual's Name

Street Address

City

Phone

Address Tax Statement: Steven C. Vandermeulen 3271 Valleyview Avenue
Prole, IowaSPACE ABOVE THIS LINE
FOR RECORDER\$21,000⁰⁰

WARRANTY DEED - JOINT TENANCY

For the consideration of one
Dollar(s) and other valuable consideration,
L. Floyd Faux, a single person

do hereby Convey to

Steven C. Vandermeulen, a single person

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

Parcel "B" located in Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Fourteen (14), Township Seventy-Six (76) North, Range Twenty-Six (26) West of the 5th P.M. Madison County, Iowa, more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Fourteen (14), Township Seventy Six (76) North, Range Twenty-Six (26) West of the 5th P.M. Madison County, Iowa; thence South 0 degrees 00 feet 00 inches West along the East line of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section Fourteen (14), 910.53 feet; thence North 89 degrees 40 feet 06 inches West along an existing fence, 490.78; thence North 0 degrees 00 feet 00 inches East, 865.39 feet to a point on the North line of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section Fourteen (14), 592.59 feet to the Point of Beginning. Said parcel contains 10.004 acres, including 1.037 acres of County Road Right of Way

Locally known as: 3271 Valleyview Avenue Prole, Iowa

In fulfillment of Real Estate Contract recorded 2-29-96
in Book 136 at Page 2 at the office of the Madison County
Recorder, Madison County, Iowa - now

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: 3-4-04

SS:

MADISON

COUNTY,

On this 4th day of March

2004

, before me, the undersigned, a Notary Public in and for said State, personally appeared

L. Floyd Faux, a single person

X L Floyd Faux

(Grantor)

(Grantor)

(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.

CORWIN BOEDING
Commission No. 721089
My Commission Expires
February 28, 2008

Notary Public

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