

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED

Preparer information Lewis H. Jordan, 101 1/2 W. Jefferson, Winterset, (515) 462-3731
Individual's Name Street Address City Phone

Address Tax Statement: Terry Lyon and Ron Lyon
1454 Union Lane, Van Meter, IA 50261

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of \$1.00
Dollar(s) and other valuable consideration,
JOHN D. TOMLINSON and JEANETTE K. TOMLINSON, Husband and Wife

do hereby Convey to
TERRY LYON and RONALD D. LYON

the following described real estate in MADISON County, Iowa:

Parcel B - a Part of the Southwest 1/4 of the Northwest Fractional 1/4 of Section 3 Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows:

Beginning at a point that is N 01°10'39" W, a distance of 240.55 feet from the West 1/4 corner of said Section 3; thence N 01°10'39" W a distance of 1081.84' to a iron pin; thence N 85°22'24" E. along the North line of said SW 1/4, a distance of 415.00' to a iron pin; thence S 01°10'39" E a distance of 1081.84' to a iron pin; thence S 85°22'24" W a distance of 415.00' to a iron pin; Containing 10.29 acres of land including 0.82 acres of county road right of way.

This Deed is given in partial fulfillment of a Real Estate Contract filed 10/10/97 in Deed Record 138, Page 121.

The consideration is less than \$500.

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 WISCONSIN

Dated: 7-7-04

Brown COUNTY, ss:

On this 7th day of JULY, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared John D. Tomlinson and Jeanette K. Tomlinson, Husband and Wife

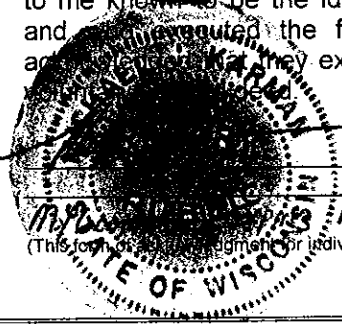
John D. Tomlinson (Grantor)

Jeanette K. Tomlinson (Grantor)

to me known to be the identical persons named in and executed the foregoing instrument and executed the same as their

(Grantor)

(Grantor)



Notary Public
(This form is for individual grantor(s) only)