

ENTERED FOR TAXATION
THIS INSTRUMENT
Aug 2004
Joan Welch
Debbie Chewel
DEPUTY RECORDER

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Date 8/02/2004 Time 2:02 PM
Rec Amt \$7.00 Aud Amt \$10.00
Rev Transfer Tax \$258.40
Rev Stamp# 245 DOV# 356
MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 3501 Westown Pkwy., West Des Moines, IA 50266

COMPUTER RECORDED COMPARED

Return to:
IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266

(cc) PH # (515) 453-5724

Mail tax statements to:
Janis L. Elliott, 5695 SE 68th Place, Carlisle, IA 50047

File #7407007

\$ 162,000.00

WARRANTY DEED

For the consideration of One (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Conrad L. Jungmann and Rosemary Jungmann, husband and wife**, do hereby convey unto **Janis L. Elliott, a single person**, the following-described real estate in Madison County, Iowa:

The North Three-fourths (3/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), and the North Twenty-one (21) Acres of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-five (35), in Township Seventy-six (76) North Range Twenty-seven (27) West of 5th P.M. Madison County, Iowa, EXCEPT two tracts in the Southwest Quarter (1/4) of said Section Thirty-six (36) described as follows:

Tract 1: Beginning at a point approximately 200 feet West of the Northeast corner of the Southwest Quarter (1/4), thence West 1120 feet, thence South 900 feet, thence East 1320 feet, thence North 580 feet, thence West 200 feet thence North 320 feet to the point of beginning,

Tract 2: Commencing at the Northeast Corner of the Southwest Quarter (1/4) of Section 36, and measuring from and along the center of the adjacent county road running East and West, thence West 200 feet, thence South 320 feet, thence East 200 feet, thence North 320 feet to the point of beginning.



SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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:
COUNTY OF Polk)

Dated: 7-30-04

On this 30th day of July, 2004, before me the undersigned, a Notary Public in and for said State, personally appeared **Conrad L. Jungmann and Rosemary Jungmann, husband and wife**, 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.

Conrad L. Jungmann
Conrad L. Jungmann

Rosemary Jungmann
Rosemary Jungmann

Marci T. Simpson
Notary Public in and for said State

MARCI T. SIMPSON
Commission Number 105569
My Comm. Exp. 4-26-05