

ENTERED FOR RECORD
TWO DAY CLERK
Jan Welch
Debbie Carlson
DEPUTY RECORDER

COMPUTER
RECORDED
COMPARED
Phone _____

Preparer Information James E. Van Werden, 1009 Main Street, PO Box 99, Adel, IA 50003, (515) 993-4545
Individual's Name Street Address City



Address Tax Statement: John Mayer
22,240.00 1509 Highway 92, Winterset, IA 50273

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of Twenty-two Thousand Two Hundred Forty Dollars (\$22,240.00)
Dollar(s) and other valuable consideration,
James W. Van Werden and Susan L. Van Werden, husband and wife

do hereby Convey to
John W. Mayer

the following described real estate in Madison County, Iowa:

A parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 36, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Southwest Corner of Section 36, T76N, R29W of the 5th P.M., Madison County, Iowa; thence, along the west line of said Section 36, North 00°44'30" East 410.30 feet to the Point of Beginning. Thence, continuing along said west line, North 00°44'30" East 110.57 feet; thence North 90°00'00" East 263.96 feet; thence South 00°00'00" 157.17 feet; thence North 90°00'00" East 15.12 feet; thence South 00°00'00" 11.03 feet; thence North 90°00'00" East 201.98 feet; thence South 00°00'00" 282.77 feet to the North right of way line of State Highway #92; thence along said North line, North 89°59'00" West 403.48 feet; thence North 48°23'04" West 50.79 feet; thence North 00°44'30" East 230.00 feet; thence North 08°13'51" West 76.94 feet; thence North 89°15'30" West 33.00 feet to the Point of Beginning. Said parcel of land contains 3.820 acres, including 0.084 acres of county road right of way. Sellers reserve for themselves, their heirs and assigns an easement for utility purposes and for ingress and egress over and across the above-described property.

No sale or transfer of this parcel by Grantee, his heirs or assigns shall be consummated without giving at least 30 days notice to Grantors, their heirs or assigns, of the terms thereof and said grantors shall have the right to purchase the above described parcel on the same terms. This option shall be a covenant running with the land.

This deed is given as full performance of a certain contract for the sale of said real estate dated September 22, 1989 (which contract is duly merged herein) to and including which date only all general warranties and covenants herein extend; thereafter, Grantors warranty only as against themselves and all parties claiming by, through or under said Grantors or either of them. **Recorded October 5, 1989 in Book 126 at Page 102.**

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,
DALLAS COUNTY,
On this 16th day of August,
2004, before me, the undersigned, a Notary Public in and for said State, personally appeared James E. Van Werden and Susan L. Van Werden,
husband and wife

Dated: Aug. 16, 2004
James E. Van Werden (Grantor)
Susan L. Van Werden (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)

[Signature]
Notary Public
(This form of acknowledgment for individual grantor(s) only)

