

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

Jerrold B. Oliver ISBA # 04132

01 *Oct 2004*
Jean Welch
Debby Corkran

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

Individual's Name

Street Address

City

Phone



Address Tax Statement: Norton Gegner
1161 Warren Avenue
Cumming, IA 50061
Rev. pd
on 170,000.00

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One
Dollar(s) and other valuable consideration,
Robert A. Lose and Audrey A. Lose, husband and wife

do hereby Convey to
Norton Gegner

the following described real estate in MADISON County, Iowa:

SEE EXHIBIT "A" ATTACHED

This deed is given in satisfaction of a Real Estate Contract recorded in Book 130, Page 238 in the Recorder's Office of 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

Dated: 8/26/004

MADISON POLK COUNTY, ss:

X Robert A. Lose
Robert A. Lose (Grantor)

On this 26 day of August,
2004, before me, the undersigned, a Notary Public in and for said State, personally appeared
Robert A. Lose and Audrey A. Lose

X Audrey A. Lose
Audrey A. Lose (Grantor)

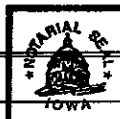
to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

X GARY C. CALVERT
Notary Public

(Grantor)

(Grantor)

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



GARY C. CALVERT
COMMISSION # 222257
MY COMMISSION EXPIRES
4-29-05

EXHIBIT "A"

The north Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of section Twelve (12) in Township Seventy-seven (77) North, of Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa: (EXCEPT: Commencing at the East Quarter corner of Section 12, Township 77 North, Range 26 West of the 5th P.M., thence South 1162.50 feet to the point of beginning, thence South 157.50 feet, thence South 83°47' West 370.35 feet; thence North 0°06' East 187.40 feet, thence North 88°30' East 368.0 feet to the point of beginning and containing 1.28 acres more or less, exclusive of the present established highway.)

and EXCEPT that

Part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the East $\frac{1}{4}$ Corner of said Section 12; thence South 0°00'00" East along the East line of the Southeast $\frac{1}{4}$ of said Section 12, 945.40 feet to the point of beginning; thence South 00°00'00" East along the East line of the Southeast $\frac{1}{4}$ of said Section 12, 217.10 feet; thence South 88°30'00" West, 368.00 feet; thence South 00°06'00" West, 189.47 feet to a point on the South line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 12; thence South 83°49'25" West along the South line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 12, 141.62 feet; thence North 00°00'00" East, 431.43 feet; thence South 90°00'00" East, 509.00 feet to the point of beginning; said parcel contains 3.25 acres, including 0.25 acres more or less in road right-of-way, and is subject to any easements or restrictions of record.