

Book 2005 Page 440 Type 03 01 Pages 1
Date 2/01/2005 Time 3:47 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$120.80
Rev Stamp# 45

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 01 DAY OF Feb 2005
John W. Welch
Debby Carlson

76,000

| | |
|----------|-------------------------------------|
| COMPUTER | <input checked="" type="checkbox"/> |
| RECORDED | <input checked="" type="checkbox"/> |
| COMPARED | <input type="checkbox"/> |
| Phone | |

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912
Individual's Name Street Address City

Address Tax Statement: Mary Anne Dunham Sterner
127³/₃ Badger Creek Rd, Van Meter, IA 50261

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

For the consideration of ONE (\$1.00)
Dollar(s) and other valuable consideration,
Russell M. Lander and Alice M. Lander, husband and wife

do hereby Convey to
Mary Anne Dunham Sterner

the following described real estate in MADISON County, Iowa:

The Northwest Quarter (NW1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

This deed is in fulfillment of a real estate contract dated March 3, 2003 and filed for record at the Madison County Recorder's Office on March 4, 2004 in Book 2004 at Page 973.

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: January 28, 2005

MADISON COUNTY, ss:

On this 28th day of January, 2005,
before me, the undersigned, a Notary Public in and for said State, personally appeared Russell M. Lander and Alice M. Lander, husband and wife,

Russell M. Lander
Russell M. Lander (Grantor)

Alice M. Lander
Alice M. Lander (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)

Cheryl Berry
Cheryl Berry
Notary Public

(Grantor)

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

