

REAL ESTATE TRANSFER  
TAX PAID 34  
STAMP #  
\$ 31.20  
Michelle Utzler  
RECORDER  
4-24-01 Madison  
DATE COUNTY

FILED NO. **001623**

BOOK 2001 PAGE 1623

2001 APR 24 PM 12: 04

COMPUTER   
RECORDED   
COMPARED \_\_\_\_\_

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Bryan R. Jennings, Reich Law Firm, 801 Main, Adel, Iowa 50003, (515) 993-4254

Individual's Name Street Address City Phone

Address Tax Statement : Brian N. & Mary L. Van Diest, 1716 105th, Earlham, Iowa 50072

SPACE ABOVE THIS LINE  
FOR RECORDER



20,000.00

### WARRANTY DEED - JOINT TENANCY

For the consideration of One  
Dollar(s) and other valuable consideration,  
Elliot Bade a/k/a Elliot A. Bade and Bonnie J. Bade, husband and wife

do hereby Convey to  
Brian N. Van Diest and Mary L. Van Diest, husband and wife

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Parcel "B" in the Southwest Quarter of the Northwest Quarter of Section 5, Township 77 North, Range 28 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast corner of the SW 1/4 of the NW 1/4 of Section 5, T77N, R28W of the 5th P.M., Madison County, Iowa; thence, along the East line of said SW 1/4 of the NW 1/4, North 00deg06'11" East, 439.15 feet; thence North 90deg00'00" West, 388.04 feet; thence South 00deg00'00", 124.23 feet; thence North 88deg30'36" East, 121.78 feet; thence South 01deg09'28" East, 318.15 feet to the South line of said SW 1/4 of the NW 1/4; thence, along said South line, South 90deg00'00" East, 259.08 feet to the Point of Beginning. Said Parcel "B" contains 3.000 Acres including 0.293 Acres of County Road Right of Way

NOTE: This conveyance provided in fulfillment of that one certain Real Estate Contract dated 2-18-1999 and filed 2-19-1999 in Book 141, page 160 in the office of the Recorder 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: March 12, 2001  
DALLAS COUNTY, ss:

On this 12<sup>th</sup> day of March, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared Elliot Bade a/k/a Elliot A. Bade and Bonnie J. Bade, husband and wife

Elliot Bade (Grantor)  
Bonnie J. Bade (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)

Bryan R. Jennings  
BRYAN R. JENNINGS  
Notary Public

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

