

14061 RgBF

REAL ESTATE TRANSFER
TAX PAID 40
STAMP #
\$ 408.80
Michelle Utsler
RECORDER
7-26-01 *Madison*
DATE COUNTY

REC \$ 10⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPARED _____

FILED NO. 003244
BOOK 2001 PAGE 3244
2001 JUL 26 PM 12:05

HICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731



Address Tax Statement: Robert Engle and Debra Felton, 1323 Hwy 169, Winterset, IA 50273

\$256,000.00

WARRANTY DEED - JOINT TENANCY

For the consideration of TWO HUNDRED FIFTY-SIX THOUSAND
Dollar(s) and other valuable consideration,
ROBERT K. EGNER and SUSAN M. EGNER, Husband and Wife,

do hereby Convey to
ROBERT ENGLE and DEBRA FELTON,

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

SEE EXHIBIT "A" ATTACHED HERETO.

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,
Madison COUNTY, ss:

Dated: July 24, 2001

On this 24 day of July,
2001, before me, the undersigned, a Notary Public in and for said State, personally appeared
Robert K. Egner and Susan M. Egner

[Signature]
Robert K. Egner (Grantor)

[Signature]
Susan M. Egner (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

(Grantor)

(This form of acknowledgment for individual grantors)



EXHIBIT "A"

A tract of land in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southeast Corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence, along the East line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4), North 00°00'00" 1,124.08 feet to the point of beginning; thence South 85°18'25" West 872.33 feet; thence North 08°54'44" West 265.16 feet to a point on the North line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4); thence along said North line, South 89°43'10" East 910.49 feet to the East line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4); thence South 00°00'00" 186.12 feet to the point of beginning. Said tract of land contains 4.593 Acres including 0.395 Acres of Highway Right of Way,

