



REC \$ 10⁰⁰
 AUD \$ 5⁰⁰
 R.M.F. \$ 1⁰⁰

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BOOK 2001 PAGE 3554

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HICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

#38,000.00/xx

DOCUMENT PREPARED BY NYEMASTER LAW FIRM
 1416 Buckeye, Suite 200, Ames, Iowa 50010-8070
 (515) 233-3000

Address Tax Statement:
 James & Charity Algoe
 2617 - 265th ST
 Peru, IA 50222

WARRANTY DEED-JOINT TENANCY

In consideration of one (\$1.00) Dollar and other valuable consideration received, Kathy Dvorak formerly known as Kathy Whetstone and Michael Dvorak, Wife and Husband, Dan Myers, a single person, Kelly Myers, a single person, Connie Myers, a single person, do hereby convey to James Algoe and Charity Algoe, 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 "A" located in the Southwest Quarter (3) of the Northwest Quarter (3) of Section Twenty-six (26), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the West Quarter (3) corner of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence along the South line of the Southwest Quarter (3) of the Northwest Quarter (3) of said Section Twenty-six (26), North 90N00'00" East 429.26 feet to the Point of Beginning; thence North 00N13'59" West 278.16 feet; thence North 90N00'00" East 533.05 feet; thence South 00N13'59" East 278.16 feet to said South line of the Southwest Quarter (3) of the Northwest Quarter (3), thence along said South line, South 90N00'00" West 533.05 feet to the Point of Beginning.

This deed is given in fulfillment and satisfaction of a Real Estate Contract between the parties dated May 14, 1996, and recorded in Madison County, Iowa on May 15, 1996, at Book 136, Page 250.

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed on 7/16, 2001.

Kathy Dvorak
 Kathy Dvorak,
 F/k/a Kathy Whetstone

Michael Dvorak
 Michael Dvorak

Dan Myers by Kathy Dvorak
 Dan Myers

Kelly Myers
 Kelly Myers

Connie Myers
Connie Myers

STATE OF IOWA, STORY COUNTY, ss:

On July 16, 2001, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kathy Dvorak f/k/a Kathy Whetstone and Michael Dvorak, husband and wife, and Kathy Dvorak f/k/a Kathy Whetstone as Attorney in Fact for Dan Meyers to me known to be the identical persons named in and who executed the above contract, and acknowledged that they executed it as their voluntary act and deed.



Janine J. Lamb
Notary Public, Iowa

STATE OF IOWA, POLK COUNTY, ss:

On July 27, 2001, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Connie Myers, a single person, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that she executed it as her voluntary act and deed.



Craig Krouch
Notary Public, Iowa

STATE OF IOWA)
) ss
_____ COUNTY)

On this 17 day of July, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared Kelly Myers, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.



Catherine Anne Weltha
Notary Public, Iowa