



REC \$ 5.00
AUD \$ 10.00
R.M.F. \$ 1.00

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BOOK 2001 PAGE 4678
(page 4678)
2001 OCT 16 PM 12:48
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MICKI UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa (515) 758-2267
Individual's Name Street Address City Phone

Address Tax Statement: Richard Schneider, Jr., 2103 195th Street, Winterset, Iowa 50273 SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

For the consideration of ---Thirty-six Thousand
Dollar(s) and other valuable consideration,
LARREE L. IMBODEN a/k/a LAREE L. IMBODEN and PATRICIA L. IMBODEN, husband and wife,

do hereby Convey to
RICHARD SCHNEIDER, JR. and RUTH HELEN SCHNEIDER, husband and wife,

the following described real estate in Madison County, Iowa:

Parcel "A", located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23) and the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the East Quarter Corner of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 89°29'01" West along the South line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-three (23); thence North 0°10'01" West along an existing fence line, 450.81 feet; thence North 90°00'00" East, 300.00 feet; thence South 0°10'01" East, 379.75 feet; thence South 33°20'34" West, 84.09 feet to a point on the South line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 90°00'00" West along the South line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-four (24), 163.73 feet to the point of beginning. Said parcel contains 3.063 acres, including 0.243 acres of county road right-of-way.

This deed is given in fulfillment of a real estate contract between grantors and grantees filed of record in Book 136, Page 652 in the Office of the Recorder of Madison County, Iowa. Inasmuch as this deed is given in fulfillment of a recorded real estate contract, it is exempt from declaration of value and groundwater hazard statement filing requirements.

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: October 15, 2001

MADISON COUNTY, ss:

On this 15 day of October, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared Larree L. Imboden and Patricia L. Imboden

Larree L. Imboden
Larree L. Imboden (Grantor)

Patricia L. Imboden
Patricia L. Imboden (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)

Robert J. Kress
Notary Public
ROBERT J. KRESS
Commission Number 202460
My Commission Expires August 26, 2003

(Grantor)