

REAL ESTATE TRANSFER
TAX PAID <u>29</u>
STAMP #
\$ <u>295.20</u>
<u>Michelle Utaler</u>
RECORDER
<u>3-20-02</u> <u>Madison</u>
DATE COUNTY

FILED NO. 001324
 BOOK 2002 PAGE 1324
 2002 MAR 20 PM 2:14

REC \$ 5⁰⁰ COMPUTER
 AUD \$ 5⁰⁰ RECORDED
 R.M.F. \$ 1⁰⁰ COMPARED

MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Preparer Information David A. Graeser 811 Indiana St., P. O. Box 670 Sidney, IA 51652 (712) 374-2608
 Individual's Name Street Address City Phone
 Address Tax Statement: Harold A. and Mary Louise Frey, 1509 135th St., Earlham, IA 50072 SPACE ABOVE THIS LINE FOR RECORDER
 \$ 185,000.00

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Wilbur J. Henkle and Margaret E. Henkle, husband and wife, do hereby Convey to Harold A. Frey and Mary Louise Frey, husband and wife, as tenants in common, the following described real estate in Madison County, Iowa:

The West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-three (23) in Township Seventy-seven (77) North, Range Twenty-nine (29), West of the 5th P.M., Madison County, Iowa, excepting therefrom the following:
 Beginning at the Northwest Corner of the West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-seven (77) North, Range Twenty-nine (29), West of the 5th P.M., Madison County, Iowa; thence South 0°00' West 430.0 feet along the West line of the West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Twenty-three (23); thence South 89°08' East 433.63 feet; thence North 0°27' East 430.0 feet to the North line of the West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Twenty-three (23); thence North 89°08' West 437.0 feet to the point of beginning, containing 4.3 acres more or less and subject to the existing road right-of-way.



Grantors 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.

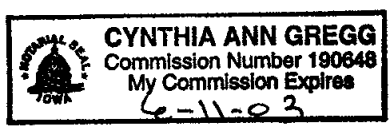
Dated this 16 day of March, 2002

Wilbur J. Henkle
 Wilbur J. Henkle (Grantor)

Margaret E. Henkle
 Margaret E. Henkle (Grantor)

STATE OF IOWA, Fremont COUNTY, ss:

On this 16th day of March, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Wilbur J. Henkle and Margaret E. Henkle, husband and wife, to me known to be the persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Cynthia Ann Gregg
 Notary Public in and for the State of Iowa