

REAL ESTATE TRANSFER	
TAX PAID <u>36</u>	
STAMP #	
\$ <u>5.60</u>	
<u>Michelle Utaler</u>	
RECORDER	<u>Madison</u>
DATE <u>3-28-02</u>	COUNTY

FILED NO. 001456  
 BOOK 2002 PAGE 1456  
 2002 MAR 28 PM 3: 51

IOWA REALTY CO.  
 3501 WESTOWN PARKWAY  
 WEST DES MOINES, IA 50266

REC \$ 5<sup>00</sup>  
 AUD \$ 5<sup>00</sup>  
 R.M.F. \$ 1<sup>00</sup>

COMPUTER   
 RECORDED   
 COMPARED

MICKI UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

✓PREPARED BY: Mark U. Abendroth, Abendroth & Russell, P.C., 3501 Westown Parkway, West Des Moines, IA 50266 515-453-6264/wt

File 14202002

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements to: Lanny A. Sitzman, 33 River Vista, Adel, IA 50003

\$4,000.<sup>00</sup>

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **Virginia I. Rannebarger, A Single Person**, hereby convey unto **Lanny S. Sitzman, A Single Person**, the following described real estate, situated in **Madison** County, Iowa:

A tract of land described as follows: Commencing at a point 99.65 rods North of the Southwest Corner of Section Seven (7), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa and running thence East to the middle of the main channel of Middle River, thence in a Southwesterly direction following the meanderings of said river to a point where it crosses the West line of said Section Seven (7), being a point 76 rods North of said Southwest corner of said Section Seven (7), thence North 23.65 rods to the point of beginning, and containing 5 ¼ acres more or less, being all that part of the West Fractional Half (1/2) of the Southwest Quarter (1/4) of said Section Seven (7), except the North 22 acres thereof, which lies Northwest of said Middle River.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.**

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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 3-28, 2002.

Virginia I. Rannebarger  
 Virginia I. Rannebarger

STATE OF Iowa, Madison COUNTY, SS:

On this 3 day of 28, 2002, before me, a Notary Public in and for said State, personally appeared, **Virginia I. Rannebarger, A Single Person**, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

