

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

COMPUTER ☒
RECORDED ☒
COMPARED ☐

0482m

REAL ESTATE TRANSFER	
TAX PAID <u>4</u>	
STAMP #	
\$ <u>71.20</u>	
<u>Michelle Utsler</u>	
RECORDER	
<u>6302</u>	<u>Madison</u>
DATE	COUNTY

REC \$ 15.00
AUD \$ 5.00
R.M.F. \$ 1.00

FILED NO. 002660
BOOK 2002 PAGE 2660
2002 JUN -3 PM 2:07
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: D. VELNER, MIDLAND ESCROW, 3501 WESTOWN PKWY., WEST DES MOINES, IOWA 50266 453-6211

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements to: G. Sanger 3301 200th Lane Prole, IA 50229

\$ 45,000.00 / xx

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 Edwin Green aka Edwin F. Green and Shelly Green, husband and wife; Lynn Green aka Lynn E. Green, unmarried hereby convey unto Guido Sanger, Jr. the following described real estate, situated in Madison County, Iowa:

SEE EXHIBIT "A" ATTACHED

"This deed is given in fulfillment of a certain contract recorded in Book 2001, Page 105 of the Madison County, Iowa records."

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.

Signed this 8 day of January, 2000.

Edwin F. Green
Edwin F. Green

Shelly Green
Shelly Green

Lynn E. Green
Lynn E. Green 01-05-01

STATE OF Iowa)
COUNTY OF Harmon) SS.

On this 8 day of January, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Edwin Green aka Edwin F. Green and Shelly Green, husband and wife; Lynn Green aka Lynn E. Green, unmarried, 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.

Karla D. Joust
Notary Public in and for Said State

EXP 5/8/01



STATE OF IOWA , COUNTY OF POLK , ss:

On this 5th day of January , 2001 , before me, the undersigned, a Notary Public in and for said State, personally appeared Lynn E. Green , to me known to be the person named in and who executed the foregoing instrument, and acknowledged that ~~he~~ (she) executed the same as ~~his~~ (her) voluntary act and deed.

Robert L. Horak EXP 6/4/02
Robert L. Horak , Notary Public in and for said State.

(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of natural persons acting in their own right

EXHIBIT "A"

A parcel of land located in the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa; more particularly described as follows:
Commencing at the Southeast Corner of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa; thence, along the East line of said Section Twenty-three (23), North 00°00'00" 119.00 feet; thence South 90°00'00" West 50.00 feet to the Point of Beginning; thence South 90°00'00" West 295.00 feet; thence North 00°00'00" 295.00 feet; thence North 90°00'00" East 295.00 feet; thence South 00°00'00" 295.00 feet to the Point of Beginning, containing 1.998 acres, as shown in Plat of Survey filed on December 18, 1992, in Book 2, Page 356 of the records of the Recorder of Madison County, Iowa.

