

**REAL ESTATE TRANSFER
TAX PAID 47**

STAMP #
\$ 143.20
Micki Utsler
RECORDER
8-26-02 Madison
DATE COUNTY

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

COMPUTER RECORDED COMPARED

FILED NO. 4135
BOOK 2002 PAGE 4135
2002 AUG 26 AM 11:00

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name

Street Address

City

Phone

Address Tax Statement: James Applegate
1256 Quail Ridge Ave., Van Meter, IA 50261

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of EIGHTY-NINE THOUSAND NINE HUNDRED
Dollar(s) and other valuable consideration,
DONALD W. HELDENBRAND and JEAN W. HELDENBRAND, Husband and Wife,

do hereby Convey to
JAMES M. APPLGATE and JOLENE M. APPLGATE,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Beginning at the center of Section Fourteen (14), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence S 89°55.50'E 230.0 feet, thence S 0°00' W 330.0 feet, thence S 89°55.50' E 100.0 feet, thence S 0°00'W 230.0 feet, thence S 87°39.75' W 330.3 feet, thence N 0°00'E 573.9 feet to the point of beginning containing 3.54 acres, including 0.60 acres of county road and hereafter called Parcel B - NW¼ SE¼ Section 14-77-27

This Deed is given in satisfaction of a Real Estate Contract dated July 28, 1994, and recorded July 29, 1994, in Book 133, Page 237 as instrument No. 279 and re-recorded October 13, 1995, in Book 135, Page 36 as instrument No. 1035 in the Madison County Recorder's Office in the amount of \$89,900.00, and as amended by amendment to Real Estate Contract-Installments, dated August 3, 1998, filed in Book 139, Page 404 of the Recorder's office of Madison County, Iowa.

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,
MADISON COUNTY, ss:

Dated: July 30, 2002

On this 30 day of July,
2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Donald W. Heldenbrand and Jean W. Heldenbrand

Donald W. Heldenbrand
Donald W. Heldenbrand (Grantor)

Jean W. Heldenbrand
Jean W. Heldenbrand (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)

Jerrold B. Oliver
Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

