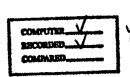


Individual's Name

REC \$ 500 AUD \$ 500 R.M.F. \$ 100



City

FILED NO. 4135

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2002 AUG 26 AM 11: 00

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

MICKI UTSLER RECORDER DISON COUNTY, 10WA Phone

Address Tax Statement: / James Applegate

James Applegate 1256 Quail Ridge Ave., Van Meter, IA 50261

SPACE ABOVE THIS LINE FOR RECORDER

## **WARRANTY DEED - JOINT TENANCY**

Street Address

For the consideration of EIGHTY-NINE THOUS	AND NINE HUNDRED
Dollar(s) and other valuable consideration,	
DONALD W. HELDENBRAND and JEAN W. HELDENBRAND, Husband and Wife,	
do hereby Convey to JAMES M. APPLEGATE and JOLENE M. APPLE	GATE.
as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in County, lowa:	
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 - NW½ SE½ 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 ,	Dated: 19 29, 2002
MADISON COUNTY, On this 30 day of 2002, before me, the Indersigned, a Notary	Donald W. Heldenbrand (Grantor)
Public in and for said State, personally appeared	
Donald W. Heldenbrand and Jean W. Heldenbrand	Jan W. Heldenbrand
to me known to be the identical persons named in	Jean W. Heldenbrand (Grantor)
and who executed the foregoing instrument and	
acknowledged that they executed the same as their voluntary act and deed.	(Grantor)
Carlet to Olms	` '
June 10 care	(0,-1-)
Notary Public (This form of acknowledgment for individual grantor(s) only)	(Grantor)