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FILED NO.

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

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2002 SEP -3 PM 4:02
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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Leonard M. Flander, 223 E. Court Avenue, Winterset, (515) 462-4912
Individual's Name Street Address City Phone



Address Tax Statement: Arlan and Diane Herzberg
4205 Park Ave, Bldg E4, Apt. 20,
Des Moines, IA 50321
WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of A gift from parents to child
Dollar(s) and other valuable consideration,
Ray M. McLaughlin and Agnes McLaughlin, Husband and Wife

do hereby Convey to
Arlan Herzberg and Diane Herzberg

the following described real estate in Madison County, Iowa:

Parcel "A", located in the Southeast Quarter of the Southeast Quarter of Section 25, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of Section 25, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 83°10'22" West, 302.21 feet along the South line of the Southeast Quarter of said Section 25 to the Point of Beginning; thence South 83°10'22" West, 195.13 feet along the South line of the Southeast Quarter of said Section 25 to a point in an existing fenceline; thence North 15°28'03" West, 105.97 feet along said fenceline; thence North 13°05'33" East, 61.71 feet along said fenceline; thence South 84°44'48" West, 53.18 feet along said fenceline; thence North 16°00'48" West, 33.25 feet along said fenceline; thence North 38°20'59" West, 367.68 feet along said fenceline; thence North 73°42'48" East, 243.72 feet to a point in an existing fenceline; thence South 47°53'08" East, 95.00 feet along said fenceline; thence South 45°29'14" East, 118.36 feet along said fenceline; thence South 19°27'50" East, 214.18 feet along said fenceline; thence South 12°20'20" East, 178.32 feet to the Point of Beginning. Said Parcel contains 3.001 acres.

This conveyance is a parent to child gift without actual consideration and is exempt from transfer tax under Iowa Code Section 428A.2(11)

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: September 3, 2002

MADISON COUNTY, ss:

On this 3rd day of September, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Ray M. McLaughlin and Agnes McLaughlin

Ray M. McLaughlin
Ray M. McLaughlin (Grantor)

Agnes C. McLaughlin
Agnes McLaughlin (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.

Elisha R. Busch
Elisha R. Busch
Notary Public

(Grantor)

(Grantor)

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

