

REAL ESTATE TRANSFER
TAX PAID 55
STAMP #
\$ 295 / 20
Michelle Utzler
RECORDER
10-27-03 Madison
DATE COUNTY

REC \$ 5 00
AUD \$ 5 00
R.M.F. \$ 1 00
5 00

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(PAGE 6454)
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NICKI UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Julie A. Forsyth, 113 North John Wayne Drive, Winterset, Iowa 50273, (515) 462-1666
Individual's Name Street Address City Phone

Address Tax Statement: 2923 N. John Wayne Dr., Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of \$185,000.00
Dollar(s) and other valuable consideration,
Roger Goranson and Marcia Goranson, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common,

do hereby Convey to
Raymond Lee and Diana Wenger, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common,
Wenger & Lee

the following described real estate in Madison County, Iowa:

Parcel A in the Southwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Commencing at the Southwest Corner of Section Nineteen (19), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence, along the West line of the Southwest Fractional Quarter of the Southwest Quarter (1/4) of said Section Nineteen (19), North 00 degrees 00' 22" West, 450.68 feet to the Point of Beginning, thence continuing along said West line, North 00 degrees 00' 22" West 292.00 feet, thence South 89 degrees 21' 59" East, 447.56 feet; thence South 00 degrees 00' 22" East, 292.00 feet; thence North 89 degrees 21' 59" West, 447.56 feet to the Point of Beginning, said Parcel A contains 3.000 Acres including 0.849, Acres of public highway right-of-way.

Subject to all Covenants, Restrictions and Easements of Record.

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: 10-11-2003

MADISON COUNTY, ss:
On this 10th day of October, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Roger Goranson and Marcia Goranson, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common.

Roger Goranson
Roger Goranson (Grantor)

Marcia Goranson
Marcia Goranson (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.

Carrie Dee Bardwell
10/11/03
Notary Public

(Grantor)
(Grantor)

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

