

REAL ESTATE TRANSFER
TAX PAID 11
STAMP #
\$ 120.80
Michelle Utsler
RECORDER
1-8-04 Madison
DATE COUNTY

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

COMPUTER
RECORDED
COMPARED

FILED NO. **114**
BOOK 2004 PAGE 114
2004 JAN -8 PM 12:28
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information: John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912
Individual's Name Street Address City Phone



Address Tax Statement: Mary Anne Dunham Sterner
1271 Badger Creek Road
Van Meter, IA 50261

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Seventy-six Thousand and No Cents-----(\$76,000.00)
Dollar(s) and other valuable consideration,
Russell M. Lander and Alice M. Lander, husband and wife

do hereby Convey to
Mary Anne Dunham Sterner

the following described real estate in Madison County, Iowa:
The Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-four (24), Township
Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

This Deed is in fulfillment of a Real Estate Contract dated February 18, 2003 and filed for record with the Madison
County Recorder's Office on February 21, 2003 in Record Book 2003 at Page 963.

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,
On this 6th day of January,
2004, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Russell M. Lander and Alice M. Lander

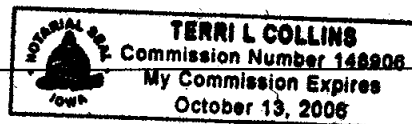
Dated: January 6, 2004

Russell M. Lander
Russell M. Lander (Grantor)

Alice M. Lander
Alice M. Lander (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)

Terri L. Collins
Terri L. Collins
Notary Public



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