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THE 13 DAY OF May 2005  
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Rev Stamp# 216 DOV# 210  
MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

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COMPARED

TOCA  
Return to:

IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266 (wt) PH # (515) 453-6264

This instrument prepared by:  
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Mail tax statements to:  
Carl Tessmer, 1840 137<sup>th</sup> St., Earlham, IA 50072

File #14503002

\$ 500,000.00

**WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Paul Arlen Eilders and Karen Elaine Eilders, husband and wife**, do hereby convey unto **Carl Tessmer and Sara Tessmer, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following-described real estate in **Madison County, Iowa**:

**A tract of land commencing 32 rods and 8 links South of the Center of Section Twenty-two (22), running thence West 66 rods, thence South to the South line of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-two (22), thence East 66 rods, thence North to the place of beginning, all in Section Twenty-two (22), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa; AND Lots Six (6), Seven (7), and Eight (8) of the Southwest Quarter (1/4) of said Section Twenty-two (22) more particularly described as follows: Commencing at the Northwest corner of said Southwest Quarter (1/4) and running thence South 76 rods, thence East 94 rods, thence North 76 rods, thence West 94 rods to the place of beginning; AND ALSO a tract described as follows: Commencing at the Northeast corner of said Southwest Quarter (1/4) and running thence South 32 rods and 8 links, thence West 66 rods, thence North 32 rods and 8 links, thence East 66 rods to the place of beginning; AND the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-two (22); AND the Northwest Quarter (1/4) of said Section Twenty-two (22), EXCEPT Parcel "A" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-two (22), containing 6.443 acres, as shown in Amended Plat of Survey filed in Book 2005, Page 1052 on March 11, 2005, in the Office of the Recorder of Madison County, Iowa,**



**SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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 )  
COUNTY OF MADISON ) SS:

On this 6<sup>th</sup> day of May, 2005,  
before me the undersigned, a Notary Public in  
and for said State, personally appeared **Paul  
Arlen Eilders and Karen Elaine Eilders,**  
**husband and wife**, 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.

Connie Harvey  
Notary Public in and for the said State



Dated: 5/6/05  
Paul Arlene Eilders  
Paul Arlene Eilders

Karen Elaine Eilders  
Karen Elaine Eilders