

Document 2005 4928

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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$335.20  
Rev Stamp# 475 DOV# 465

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

ENTERED FOR TAXATION  
THIS 16 DAY OF Oct 2005  
Debbie Parkerson  
DEPUTY AUDITOR

COMPUTER   
RECORDED   
CONTAINED



### WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

James S. Niblock  
666 Grand Avenue, Suite 2000  
Des Moines, IA 50309  
Phone: (515) 242-2400

**Taxpayer Information:** (Name and complete address)

Thomas E. Christensen  
1587 McBride Road  
Van Meter, IA 50261

**Return Document To:** (Name and complete address)

✓ James S. Niblock  
666 Grand Avenue, Suite 2000  
Des Moines, Iowa 50309

**Grantors:**

Dennis K. Gomez  
Sheryl A. Gomez

\$210,000.00

**Grantees:**

Thomas E. Christensen

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED

For the consideration of One  
Dollar(s) and other valuable consideration,  
Dennis K. Gomez and Sheryl A. Gomez, husband and wife,

do hereby Convey to  
Thomas E. Christensen

the following described real estate in Madison County, Iowa:

The West Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, Except Parcel "A" located in the West Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 1, Township 75 North, Range 28 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Northwest corner of Section 1, T75N, R28W of the 5th P.M., Madison County, Iowa; thence along the North line of the Northwest Quarter (1/4) of said Section 1, North 90°00'00" East 570.87 feet; thence South 17°53'47" West 307.33 feet; thence South 85°33'23" West 127.73 feet; thence South 00°20'56" West 467.65 feet; thence South 66°55'35" West 373.83 feet to the West line of said Northwest Quarter (1/4); thence, along said West line, North 00°08'38" West 916.52 feet to the Point of Beginning. Said Parcel "A" contains 7.904 acres, including 0.630 acres of road right of way.



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  
COUNTY OF MADISON

Dated: October 10, 2005

This instrument was acknowledged before me on October 10, 2005 by Dennis K. Gomez and Sheryl A. Gomez, husband and wife,

Dennis K. Gomez  
Dennis K. Gomez (Grantor)

Sheryl A. Gomez  
Sheryl A. Gomez (Grantor)

James S. Niblock, Notary Public

