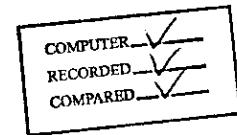


ENTERED FOR TAXATION  
THIS 26 DAY OF OCT 2005  
*John Welch*  
AUDITOR  
*C. Speid*  
DEPUTY AUDITOR

Document 2005 5173

Book 2005 Page 5173 Type 03 001 Pages 2  
Date 10/26/2005 Time 10:44 AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$55.20  
Rev Stamp# 499 DOV# 489

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA



## WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

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

James J. Brandt  
6400 Westown Parkway  
West Des Moines, IA 50266

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

John Linhart and Melissa Linhart  
2894 Truro Road  
Truro, Iowa 50257

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

✓ John and Melissa Linhart  
2894 Truro Road  
Truro, Iowa 50257

**Grantors:**

W. A. Krause  
Nancy S. Krause

**Grantees:**

John Linhart and  
Melissa Linhart

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A

**WARRANTY DEED**

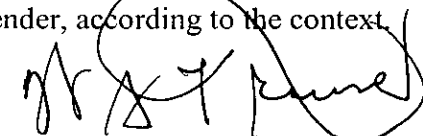
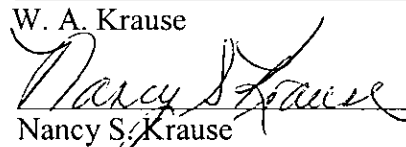
For the consideration of ONE Dollar(s) and other valuable consideration, W. A. Krause and Nancy S. Krause, husband and wife, do hereby convey to John Linhart and Melissa Linhart, husband and wife, as joint tenants with full right of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

Parcel "A", a parcel of land being part of the Northeast (NE) ¼ of the Southeast (SE) ¼ of Section 10, Township 74 North, Range 26 West of the 5<sup>th</sup> P.M. Madison County, Iowa more particularly described as follows: Commencing at the East (E) ¼ corner of said Section 10; thence South 85 degrees 31 minutes 05 seconds West along the North line of said Northeast (NE) ¼ of the Southeast (SE) ¼ of Section 10, 50.15 feet to the West right of way of county hwy R35 and the point of beginning; thence South 00 degrees 00 minutes 00 seconds West along said right of way, 501.53 feet; thence South 85 degrees 31 minutes 05 seconds West, 386.18 feet; thence North 00 degrees 00 minutes 00 seconds East, 501.53 feet to the North line of said Northeast (NE) ¼ of the Southeast (SE) ¼ of Section 10; thence North 85 degrees 31 minutes 05 seconds East along said North line, 386.18 feet to the point of beginning. Said parcel contains 4.45 acres and is subject to the 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 grantors 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.

Dated: 10/25/05

  
\_\_\_\_\_  
W. A. Krause  
  
\_\_\_\_\_  
Nancy S. Krause

STATE OF IOWA, COUNTY OF DALLAS:

This instrument was acknowledged before me on October 25, 2005, by W. A. Krause and Nancy S. Krause.

  
\_\_\_\_\_  
Notary Public in and for the  
State of Iowa

