

Document 2006 490

Book 2006 Page 490 Type 03 001 Pages 2
Date 2/03/2006 Time 3:02 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$496.80
Rev Stamp# 51 DOV# 48

MICHELLE UTSLER. COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 3 DAY OF Feb
Dean R. Nelson
AUDITOR
Ann L. Heimberger
DEPUTY AUDITOR

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>



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

310,800.00

Preparer Information: (Name, address and phone number)

Dean R. Nelson, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Walter W. Heimberger
P.O. Box 117
Earlham, Iowa 50072

Return Document To: (Name and complete address)

Dean R. Nelson
P.O. Box 370
Earlham, Iowa 50072

Grantors:

John K. Heimberger
Ann L. Heimberger

Grantees:

Walter W. Heimberger
Lois J. Heimberger

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of the exchange of real estate AND \$310,800.00
Dollar(s) and other valuable consideration,
JOHN K. HEIMBERGER and ANN L. HEIMBERGER, husband and wife,

do hereby Convey to
WALTER W. HEIMBERGER and LOIS J. HEIMBERGER, husband and wife,

the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) and the East 23 acres of the South 103 acres of the Southwest Fractional Quarter (1/4) of Section Thirty (30) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT A parcel of land located in the Southeast Quarter (1/4) of the Southwest Fractional Quarter (1/4) and in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty (30), more particularly described as follows: Beginning at the South Quarter Corner of said Section Thirty (30), North 89°52'33" West 530.30 feet; thence North 00°30'26" West 388.94 feet; thence North 90°00'00" East 1118.81 feet; thence South 00°07'22" East 390.07 feet to the South line of said Section Thirty (30); thence along said South line, South 90°00'00" West 585.91 feet to the Point of Beginning, containing 10.000 Acres, including 0.846 acres of county road right of way.

And

A parcel of land located in the Southeast Quarter (1/4) of the Southwest Fractional Quarter (1/4) and in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty (30), more particularly described as follows: Beginning at the South Quarter Corner of said Section Thirty (30), North 89°52'33" West 530.30 feet; thence North 00°30'26" West 388.94 feet; thence North 90°00'00" East 1118.81 feet; thence South 00°07'22" East 390.07 feet to the South line of said Section Thirty (30); thence along said South line, South 90°00'00" West 585.91 feet to the Point of Beginning, containing 10.000 Acres, including 0.846 acres of county 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: January 23, 2006

This instrument was acknowledged before
me on January 23, 2006 by
John K. Heimberger and Ann L. Heimberger

John K. Heimberger
John K. Heimberger (Grantor)

Ann L. Heimberger
Ann L. Heimberger (Grantor)

(Grantor)

(Grantor)

Dean R. Nelson, Notary Public

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