Document 2006 1241

Book 2006 Page 1241 Type 03 001 Pages 1 Date 3/30/2006 Time 3:42 PM Rec Amt \$7.00 Aud Amt \$5.00 Transfer Tax \$63.20 Rev Stamp# 125 D0V# 119

MICHELLE UTSLER: COUNTY RECORDER MADISON TOWA

> COMPUTER RECORDED. COMPARED

Prepared by and return to: Wayne S. Rasmussen, Attorney at Law 1005 S. 107th Ave., Ste. 101, Omaha, NE 68114/402-493-3300 Address tax statement: Justin S. Rowe, 3163 – 110th Street, Lorimor, IA 50149

WARRANTY DEED

\$ 40,000.00

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, JON A. PETERSON and VIRGINIA L. DANIEL, husband and wife do hereby Convey to JUSTIN S. ROWE and CORINNE M. ROWE, 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:

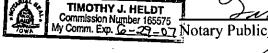
The Northeast Quarter of the Southeast Quarter (NE4SE4) of Section Thirty-three (33), Township Seventy-four (74) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa, subject to easements and restrictions of record and except one half (1/2) of the minerals in, upon and under the real estate, as reserved in that certain deed of conveyance dated January 15, 1940 and recorded March 2, 1940 in Deed Record 77, Page 265, of the Madison County Recorder.

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.

Dated:	3/30/	∞	Jan A-Rele	Jan A. Relevan		
	()	í	Jon A. Peterson	(Grantor)		
·			Ungura J. Virginia L. Daniel	Daniel)		
			Virginia L. Daniel	(Grantor)		

State of	عا معتايا المعا	-	*	wareness program of
County of Polk) ss.				
On this 30 day of Manner	, 20 <u><i>0</i>C</u> , be	fore me the unde	ersigned, a	Notary Public
in and for said State, personally appeared	JON A. PETERSO	N and VIRGIN	IA L. DAN	NIEL,
husband and wife to me known to be the	e identical persons na	med in and who	executed the	he foregoing
instrument and acknowledged that they ex	xecuted the same as t	heir voluntary a	ct and deed	
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