

ENTERED FOR TAXATION  
THIS 30 DAY OF 3-30-06  
*Jan. W. Heldt*  
*Dubby Oakum*  
DEPUTY RECORDER

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  
Rev Transfer Tax \$63.20  
Rev Stamp# 125 DOV# 119  
MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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

WCA  
Prepared by and return to: Wayne S. Rasmussen, Attorney at Law  
1005 S. 107<sup>th</sup> Ave., Ste. 101, Omaha, NE 68114/402-493-3300  
Address tax statement: Justin S. Rowe, 3163 - 110<sup>th</sup> 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 (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Thirty-three (33), Township Seventy-four (74) North, Range Twenty-eight (28), West of the 5<sup>th</sup> 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: 3/30/06

*Jon A. Peterson*  
Jon A. Peterson (Grantor)

*Virginia L. Daniel*  
Virginia L. Daniel (Grantor)

--State of Iowa )  
County of Polk ) ss.

On this 30 day of March, 2006, before me the undersigned, a Notary Public in and for said State, personally appeared **JON A. PETERSON and VIRGINIA L. DANIEL, 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.

 **TIMOTHY J. HELDT**  
Commission Number 165575  
My Comm. Exp. 6-29-07

*Timothy J. Heldt*  
Notary Public