

40,000

AFTER RECORDING RETURN TO:  
Brent R. Zimmerman  
8350 Hickman Road, Suite 14  
Des Moines, Iowa 50325

REAL ESTATE TRANSFER TAX PAID 19	
STAMP #	
\$ 63.20	
Michelle Utsler	
RECORDER	
7-8-98	Madison
DATE	COUNTY

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

FILED NO: 146  
BOOK 139 PAGE 305

98 JUL -8 PM 12: 31

COMPUTER   
RECORDED   
COMPARED

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Prepared by: Brent R. Zimmerman, 8350 Hickman Rd. Ste. 14, Des Moines, IA 50325, 515/278-0427

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Ted R. Lenocker and Geraldine Lenocker, husband and wife**, do hereby Convey to **William J. Herman and Frances L. Herman, 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**:

A parcel of land beginning 732.7 feet North 0°00' East of the Southwest corner of Section Twenty (20) in Township Seventy-seven North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence continuing North 0°00' East 346.0 feet, thence North 87°47 1/2' East 377.9 feet, thence South 0°00' West 346.0 feet, thence South 87°47 1/2' West 377.9 feet to the Point of Beginning, containing 3.00 acres including 0.30 acres of county roadway, and hereafter called Lot A Southwest Quarter (1/4) Southwest Quarter (1/4) of Section Twenty (20), in Township Seventy-seven (77) North, Range Twenty-nine (29) West,

This deed is given as full performance of a certain contract dated May 10, 1991, and filed for record May 17, 1991. in Book 128, Page 733 of the Madison County records, for the sale of said real estate by and between the Grantors herein and Grantees; to and including which date only all general warranties and covenants herein extend. Thereafter, Grantor warrants title only as against herself, and all parties claiming thereunder. This deed merges all of the prior contractual rights of the parties.

Grantors do hereby Covenant with grantees, and their 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: 6/18/98

Ted R. Lenocker  
Ted R. Lenocker

Geraldine Lenocker  
Geraldine Lenocker

STATE OF IOWA, COUNTY OF DALLAS, SS:

On this 18TH day of June, 1998, before me the undersigned, a Notary Public in and for said State, personally appeared Ted R. Lenocker and Geraldine Lenocker, husband and wife, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Margaret A. Katter  
Notary Public MARGARET A. KATTER

