

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

Bryan R. Jennings ISBA # 000002682

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID
37
STAMP #
70
\$ 223
Michelle Utsler
RECORDER
6-17-98 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. **5304**
BOOK 139 PAGE 220
98 JUN 17 PM 12:30
MICHELLE UTSLER
RECORDER
MADISON COUNTY IOWA

REC \$ 10.00
AUD \$ 5.00
R.M.F. \$ 1.00

Preparer Information Bryan R. Jennings, Reich Law Firm, 801 Main, Adel, Iowa 50003, (515) 993-4254

Individual's Name Street Address City Phone



140,000

WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One
Dollar(s) and other valuable consideration,
Elliot A. Bade and Bonnie J. Bade, husband and wife

do hereby Convey to
Brian M. Van Diest and Mary L. Van Diest, 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:

That part of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Five (5), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the Northeast corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Five (5), thence on an assumed bearing of South 00deg53'00" East 378.26 feet, thence North 88deg06'44" West 938.25 feet, thence North 00deg18'54" East 347.31 feet to the North line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4), thence North 90deg00'00" East along said North line 930.00 feet to the point of beginning, said tract contains 7.78 acres more or less and is subject to a Madison County highway easement over the northerly 33.00 feet thereof and is subject to any encumbrances of record, Highway easement area equals 0.70 acres



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 Dated: June 15 1998

ss: Dallas COUNTY, Elliot A. Bade
On this 15th day of June, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Elliot A. Bade (Grantor)
Bonnie J. Bade (Grantor)
and Bonnie J. Bade (Grantor)

I do hereby certify that I am known to be the identical persons named in and executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Peggy J. Deeren (Grantor)
Peggy J. Deeren (Grantor)
Peggy J. Deeren (Grantor)
Notary Public
(This form of acknowledgment for individual grantor(s) only)

STATE OF Iowa, _____ COUNTY, ss:

On this 15th day of June, 19 98 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Bonnie J. Bade, wife of Elliot A. Bade

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.



Helen M. Bowen
Notary Public

STATE OF _____, _____ COUNTY, ss:

On this _____ day of _____, 19 ____ before me, the undersigned, a Notary Public in and for said County and said State, personally appeared _____ and _____

to me personally known, who, being by me duly sworn, did say that they are the _____ and _____ respectively, of said corporation; that (no seal has been procured by the said) corporation; that said (the seal affixed thereto is the seal of said) instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors; and that the said _____ and _____ as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Notary Public