

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

Jerrold B. Oliver ISBA # 04132

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

REAL ESTATE TRANSFER
TAX PAID 37
STAMP
\$ 28
Michelle Utzler
RECORDER
7-17-98 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPALED
REC \$ 5.00
AUD \$ 5.00
R.E.F. \$ 1.00

FILED NO: 316
BOOK 139 PAGE 338
98 JUL 17 PM 1:46
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of EIGHTEEN THOUSAND
Dollar(s) and other valuable consideration,
MARK C. GROSSMAN and LYNNE M. GROSSMAN, Husband and Wife,

do hereby Convey to
SHIVAUN MARIE FARLOW,

the following described real estate in Madison County, Iowa:

Parcel "E", located in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the southeast corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence South 85 degrees 37'45" West along the south line of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Twenty-four (24), 1077.24 feet; thence North 0 degrees 00'00" East, 659.18 feet; thence North 85 degrees 44'26" East, 1080.75 feet to a point on the east line of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Twenty-four (24), thence South 0 degrees 19'08" West along the east line of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Twenty-four (24), 657.36 feet to the Point of Beginning. Said Parcel contains 16.256 acres, including 0.985 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 distributiv 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: July 17, 1998

On this 17 day of July,
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Mark C. Grossman and Lynne M. Grossman

ss: Mark C. Grossman
Mark C. Grossman (Grantor)

Lynne M. Grossman
Lynne M. Grossman (Grantor)

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.

John S. Shaw
Notary Public

(Grantor)
(Grantor)

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

