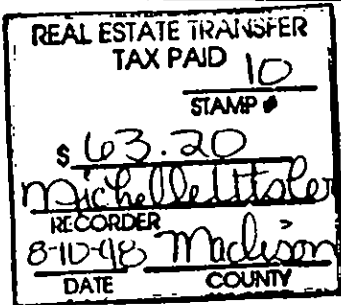


40,000



REC \$ 5.00
AUD \$ 5.00
H.S.F. \$ 1.00

FILED NO. 719

BOOK 139 PAGE 415

98 AUG 10 PM 3:28

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER ✓
RECORDED ✓
COMPARED ✓

Preparer information James W. Gailey, P. O. Box 343, Newell, Iowa 50568, (712) 272-3394
Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One Dollar
Dollar(s) and other valuable consideration,
A. Caroline Armstrong, a single person,

do hereby Convey to
James A. Danczek and Llano L. Danczek.

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in MADISON County, Iowa:

THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FOURTEEN (14), IN
TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE TWENTY-NINE (29) WEST OF THE 5TH P.M., MADISON
COUNTY, IOWA, EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE:
A PARCEL OF LAND IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION FOURTEEN (14), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE TWENTY-NINE (29) WEST OF
THE FIFTH P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SECTION FOURTEEN (14), TOWNSHIP
SEVENTY-FOUR (74) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH P.M., MADISON COUNTY,
IOWA, THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION
FOURTEEN (14), SOUTH 00°00'00" 520.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING
ALONG SAID EAST LINE SOUTH 00°00'00" 767.72 FEET; THENCE NORTH 89°21'58" WEST, 234.45 FEET,
THENCE NORTH 00°56'07" EAST 767.69 FEET; THENCE SOUTH 89°21'58" EAST 221.92 FEET TO THE POINT
OF BEGINNING. SAID PARCEL OF LAND CONTAINS 4.021 ACRES, INCLUDING 0.582 ACRES OF COUNTY
ROAD RIGHT OF WAY

THIS DEED IS GIVEN IN FULFILLMENT OF CONTRACT DATED JANUARY 24, 1995, FILED
FEBRUARY 22, 1995, DEED REC. 134, PAGE 29.

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 ss:
BUENA VISTA COUNTY,

Dated: August 6, 1998

On this 6th day of August,
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
A. Caroline Armstrong, a single person.

A. Caroline Armstrong
A. Caroline Armstrong (Grantor)

(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.

(Grantor)

James W. Gailey
Notary Public

(Grantor)

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