

ORIGINAL

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

Lewis H. Jordan ISBA # 02714

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

RECORDED
26
255 20
Michelle Utsher
RECORDER
2-17-98 Madison
DATE COUNTY

COMPILED ✓
RECORDED ✓
INDEXED ✓
REC'S 5.00
DUES 10.00
FEE 1.50

FILED NO: 839
BOOK 139 PAGE 438
90 AUG 17 PM 1:14
MICHELLE UTSHER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Lewis H. Jordan, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE HUNDRED FIFTY-NINE THOUSAND NINE HUNDRED (\$159,900.) Dollar(s) and other valuable consideration,

Merle R. Jordan and Margery Jordan, Husband and Wife,

do hereby Convey to
Tony Henderson and Gina K. Henderson

the following described real estate in MADISON County, Iowa:

Parcel "C" located in that part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-six (26) and in that part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying North of the centerline of Primary Highway No. Iowa 92, as shown in Plat of Survey filed in Book 3, Page 296, on July 17, 1998, in the Office of the Recorder of Madison County, Iowa.



RIGHT OF FIRST REFUSAL

In the event Sellers, their heirs or assigns, should desire to sell the following-described real estate: The rental house lying West of the above-described tract and an approximate 3-4 acres of pasture lying directly south of said rental house, Buyers shall have the right of first refusal to purchase said real estate. If Sellers desire to sell said real estate, they shall give Buyers notice in writing stating the price for which and the terms on which they are willing to sell said real estate. Buyers shall have ten (10) days in which to accept said offer by Sellers. If Buyers do not accept Sellers' offer to purchase said real estate for the price and terms offered to them, Sellers may sell said real estate to any other person at a price equal to or greater than and on terms no more favorable than those stated in Sellers' Offer.

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: August 13, 1998

SS:

MADISON COUNTY,

On this 14th day of August, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Merle R. Jordan and Margery Jordan

Merle R. Jordan (Grantor)

Margery Jordan (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.

[Signature] Notary Public

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

FORM EXPIRES 9-13-2000