

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

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

REAL ESTATE TRANSFER
TAX PAID 15
STAMP
\$ 175.20
RECORDED
Michelle Utoler
11-13-98 Madison
DATE COUNTY

REC'D 5⁰⁰
FILED 5⁰⁰
1⁰⁰
COMPUTER ✓
RECORDED ✓
INDEXED ✓

FILED NO. 1997
BOOK 139 PAGE 782
98 NOV 13 AM 11:12
MICHELLE UTSLER
RECORDED
(515) 258-2267

Preparer Information Dean R. Nelson, P.O. Box 370, Earlham, IA 50072 (515) 258-2267
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ---One Hundred Ten Thousand
Dollar(s) and other valuable consideration,
GLADYS I. MARTENS, a single person,

do hereby Convey to
WALT WITCHIE and KATHLEEN SANFORD, 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:

Parcel "A" in the Southwest Quarter of the Southwest Quarter of Section 12, Town-
ship 77 North, Range 28 West of the 5th Principal Meridian, Madison County, Iowa,
more particularly described as follows:

Commencing at the Southwest Corner of Section 12, Township 77 North, Range 28 West
of the 5th Principal Meridian, Madison County, Iowa; thence North 90°00'00" East,
319.93 feet along the South line of the Southwest Quarter of said Section 12, to
the point of beginning. Thence continuing along said South line, North 90°00'00"
East, 498.51 feet; thence North 00°50'30" West, 570.45 feet, thence South
89°28'00" West, 496.38 feet; thence South 00°37'51" East, 565.80 feet to the point
of beginning. Said Parcel "A" contains 6.488 Acres including 0.458 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
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: October 29th, 1998

MADISON COUNTY, SS:
On this 29th day of October
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Gladys I. Martens (Gladys I. Martens) (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)
(Grantor)
(Grantor)
(Grantor)

Dean R. Nelson
Notary Public
(This acknowledgment for individual grantor(s) only)