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1 DWA REALTY CO. **3501 WESTOWN PARKWAY WEST DES MOINES, IA 50266**  **REAL ESTATE TRANSFER** 

1380 FILED NO. 800K 139 PAGE 779 98 ROV 12 AM 11: 20

MICHELLE UTSLEAR RECORDER MOISON COUNTY 104%

PREPARED BY: D. VELNER, MIDLAND ESCROW, 3501 WESTOWN PKWY., WEST DES MOINES, 10WA 50266 453-6211

# 227,900 12

SPACE ABOVE THIS LINE FOR RECORDER

## **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration the receipt of which is hereby acknowledged, Terry N. Rushing and Michelle L. Rushing, husband and wife hereby convey unto Robert K. Egner and Susan M. Egner, husband and wife as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common the following described real estate, situated in Madison County, Iowa:

## SEE EXHIBIT "A" ATTACHED

## SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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.

Signed this 6th day of November, 1998

STATE OF  $Io\omega A$  ) SS. COUNTY OF fork )

On this 6 day of Mav., A.D. 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared Terry N. Rushing and Michelle L. Rushing, husband and wife, known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

## **EXHIBIT "A"**

A tract of land in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southeast Corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence along the East line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4), North 00°00'00" 1,124.08 feet to the point of beginning; thence South 85°18'25" West 872.33 feet; thence North 08°54'44" West 265.16 feet to a point on the North line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4); thence along said North line, South 89°43'10" East 910.49 feet to the East line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4); thence South 00°00'00" 186.12 feet to the point of beginning. Said tract of land contains 4.593 Acres including 0.395 Acres of Highway Right of Way,

