

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

Charles H. Fagen McDonald, Brown & Fagen ISBA # 008933

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
519 3728

Preparer Information Charles H. Fagen, 502 15th St., P.O. Box 250, Dallas Center, IA 50120
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of _____ No
Dollar(s) and other valuable consideration,
WILLIAM H. LIENEMANN and ANN CLARK LIENEMANN, husband and wife,

do hereby Convey to
JEAN E. RICHARDSON, a single person,

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

The West Fractional One-half (W frl 1/2) of the Northeast Quarter (NE 1/4) of Section Four (4), in Township Seventy-seven (77) North, Range Twenty-seven (27), West of the 5th P.M., Madison County, Iowa, EXCEPT: Commencing at the center of Section Four (4), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence, along the South line of the Northeast Quarter (NE 1/4) of said Section Four (4), North 90°00'00" East, 450.67 feet to the point of beginning. Thence continuing North 90°00'00" East, 869.04 feet, along said South line; thence North 00°48'23" West, 139.15 feet; thence North 82°20'38" West, 509.96 feet; thence North 89°23'21" West, 358.34 feet; thence South 00°54'33" West, 210.93 feet to the point of beginning. Said parcel of land contains 3.739 acres, including 0.739 acres of public road right-of-way, leaving a total of 74.71 net acres, more or less.

This is a deed of partition among family members and is without actual consideration and hence is exempt from a Declaration of Value and Transfer Tax. Iowa Code 428A.2(13)(1997).

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: September 28, 1998

SS: DALLAS COUNTY,

On this 28th day of September,
19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared William H. Lienemann and Ann Clark Lienemann, husband and wife,

William H. Lienemann
William H. Lienemann (Grantor)

Ann Clark Lienemann
Ann Clark Lienemann (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.

Charles H. Fagen
Charles H. Fagen Notary Public

(Grantor)

(Grantor)

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

