

REAL ESTATE TRANSFER  
TAX PAID 35  
STAMP #  
151  
Michelle Utzler  
RECORDER  
3-10-99 Madison

COMPUTER   
RECORDED   
COMPARED   
REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

FILED NO. 3823  
BOOK 141 PAGE 245  
99 MAR 19 AM 8:59  
MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information: David Wetsch, 974 - 73rd Street, Suite 20, Des Moines IA 50312 (515) 223-6000  
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of One (\$1.00)  
Dollar(s) and other valuable consideration,  
Leland J. Aldridge, a single person,

do hereby Convey to  
Brad Sweeney and Becky Sweeney, husband and wife, as tenants in common,

the following described real estate in Madison County, Iowa:

The South Half (S 1/2) of the Northwest Quarter (NW 1/4) except cemetery site of One-half (1/2) acre off the East side of the South Eleven (11) acres of the Southwest Quarter (SW 1/4) of said Northwest Quarter (NW 1/4); and the Southwest Quarter (SW 1/4); and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4); and the North Fractional Half (N Fr. 1/2) of the Northwest Quarter (NW 1/4) of Section Two (2), Township 74 North, Range 26, West of the 5th P.M., Madison County, Iowa;

containing 380 acres, more or less, together with all improvements thereon, all easements, right-of-way and appurtenances thereto, and all of Sellers' rights, title and interest in all public ways adjoining the property.

This Deed is given in satisfaction of a Real Estate Contract dated April 22, 1992, filed April 22, 1992, in Book 129, Page 734, of the Madison County Recorder's Office. Warranties of title extend only to the date of said Contract.

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: March 15, 1999

WARREN COUNTY, ss:

On this 15<sup>th</sup> day of March, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared Leland J. Aldridge, a single person,

[Signature]  
LELAND J. ALDRIDGE (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.

[Signature]  
Notary Public

(Grantor)

(Grantor)

(This form of acknowledgment for individual grantors is not valid for use in a community property state.)

