

REAL ESTATE TRANSFER
TAX PAID 4
STAMP \$ 383.20
RECORDED
6-1-99
DATE
MADISON
COUNTY

REC \$ 5.00
AUD \$ 5.00
TIME \$ 1.00

FILED NO. 4863
BOOK 141 PAGE 526
99 JUN -1 PM 1:09

FIRST REALTY
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

COMPUTER
RECORDED
COMPARED

PREPARED BY: M. GATES, MIDLAND ESCROW, 3601 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266
MICHHELLE UTSLER
RECORDER
MADISON COUNTY IOWA
SPACE ABOVE THIS LINE FOR RECORDER

\$1 240,000.00

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, JEROLD E. STONER AND BONNIE H. STONER, HUSBAND AND WIFE, AS TRUSTEES OF THE STONER FAMILY REVOCABLE TRUST, DATED MARCH 31, 1997, hereby convey unto RONALD L. CHRISTENSEN AND JEANETTE L. CHRISTENSEN, 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:

THE SOUTH HALF (1/2) OF THE NORTHEAST FRACTIONAL QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) AND THE NORTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 12, EXCEPT PARCEL "C", LOCATED IN THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 12 AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 3 AT PAGE 137 ON OCTOBER 6, 1997 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA, AND EXCEPT THAT PART CONVEYED OR USED FOR ROAD PURPOSES OR FOR PUBLIC HIGHWAY, ALL IN TOWNSHIP 76 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA



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.

Dated May 26, 1999.

By: Jerold E. Stoner
JEROLD E. STONER TRUSTEE

By: Bonnie H. Stoner
BONNIE H. STONER TRUSTEE

STATE OF IOWA)
)SS.
COUNTY OF POLK)

On this 26th day of May, A.D. 1999, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared JEROLD E. STONER AND BONNIE H. STONER, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledge that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.

Mary Hintz
Notary Public in and for Said State

Mary Hintz
Expires July 11, 2000