

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

JOHN E. CASPER ISBA # 00000816

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

REAL ESTATE TRANSFER
TAX PAID 5
STAMP #
\$ 143.20
Michelle Utler
RECORDER
5-4-99 Madison
DATE COUNTY

REC \$ 5.00
AUD \$ 10.00
R.M.F. \$ 1.00

FILED NO. 4478
BOOK 141 PAGE 372
99 MAY -4 PM 3:04
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER ✓
RECORDED ✓
COMPARED ✓

Preparer Information JOHN E. CASPER 223 E. COURT AVENUE, P.O. BOX 67 WINTERSET, IOWA 50273-0067 (515) 462-4912
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of NINETY THOUSAND AND NO/100 (\$90,000.00) Dollar(s) and other valuable consideration,
WILSON YOUNG and RUTH J. YOUNG, husband and wife,

do hereby Convey to
THOMAS E. BERGSTROM and DEBORAH L. BERGSTROM, 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:

The Southwest Quarter (1/4) of the Northwest Quarter (1/4) and the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seventeen (17), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; and,

Parcel "B", located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Northeast Corner of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence South 89°45'42" West along the North line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirteen (13), 933.32 feet to a point on the southeast bank of the existing channel of North River, thence Southwest, 607.83 feet along the Southeast bank of the existing channel of North River to a point on the West line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirteen (13), thence South 0°15'25" East along the West line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirteen (13), 409.78 feet, thence North 89°19'22" East along an existing fence, 1317.22 feet to a point on the East line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirteen (13); thence North 0°00'00" East along the East line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirteen (13), 848.86 feet to the point of beginning. Said parcel contains 23.433 acres, including 0.975 acres of county road right-of-way.

This deed is given in fulfillment of a real estate contract dated April 26, 1996 and filed for record on August 28, 1996 in Deed Record Book 136 at Page 576 in the office of the Madison County Recorder.

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 distributiv 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: 3-2-99

SS:

MADISON COUNTY,
On this 2nd day of March
19 99, before me, the undersigned, a Notary
Public in and for said State, personally appeared
WILSON YOUNG and RUTH J. YOUNG

Wilson Young
WILSON YOUNG (Grantor)

Ruth J. Young
RUTH J. YOUNG (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.

Connie Harvey
Connie Harvey
Notary Public

(Grantor)

(Grantor)

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

