

REC \$ 5.00 \$ 79,900  
AUD \$ 5.00  
R.M.F. \$ 1.00

REAL ESTATE TRANSFER  
TAX PAID 6  
STAMP # 20  
\$ 127.20  
Michelle Utsler  
RECORDER  
9-1-99 Madison  
DATE COUNTY

FILED NO. 000913  
BOOK 141 PAGE 797  
99 SEP - 1 PM 3: 12  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPARED

IOWA REALTY CO.  
3501 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266

PREPARED BY: L. Haynes, MIDLAND ESCROW, 409 N. JEFFERSON, INDIANOLA, IA 50125 515-453-7238

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, **Bradley Dean Eddy, a single person** hereby convey unto **Ronald R. Schultz, a single person and Abbie D. Nutting, a single person** AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real estate, situated in MADISON County, Iowa:

Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Five (5), Township Seventy-five (75) North, Range Twenty-eight (28) West of the Fifth P.M., Madison County, Iowa, containing 3.00 acres, as shown in Plat of Survey filed in Book 3, Page 22 on June 18, 1997 in the Office of the Recorder of 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 August, 30, 1999.

By: Bradley Dean Eddy  
Bradley Dean Eddy

By: \_\_\_\_\_

STATE OF IOWA                    )  
  )SS.  
COUNTY OF MADISON         )

On this 30 day of August, A.D. 1999, before me, a Notary Public in and for the State of Iowa, personally appeared **Bradley Dean Eddy, a single person**, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

Sharon Christensen  
Notary Public in and for Said State

My Commission expires 9-6-2001