

160,000.00

REAL ESTATE TRANSFER  
TAX PAID 15  
STAMP #  
\$ 255.36  
*Michelle Utzler*  
RECORDER  
9-9-99 Madison  
DATE COUNTY

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

FILED NO. 001027  
BOOK 141 PAGE 823  
99 SEP -9 PM 2: 36  
MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA  
515-782-7007

Preparer Information Todd G. Nielsen 211 N. Maple Creston  
Individual's Name Street Address City Phone



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of One Dollar (\$1.00)  
Dollar(s) and other valuable consideration,  
Rodney D. Green and Barbara A. Green, husband and wife

do hereby Convey to  
James E. Gregory

the following described real estate in Madison County, Iowa:

The East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$ ) and the West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$ ) and all that part of the East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$ ) lying and being Southwest, West, and Northwest of Grand River as the same runs through said 80-acre tract in Section Seventeen (17), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa

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 3, 1999

UNION COUNTY, ss: Rodney D. Green (Grantor)  
On this 3rd day of September, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared Rodney D. Green and Barbara A. Green husband and wife

Iowa Barbara A. Green (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.

Todd G. Nielsen Notary Public (Grantor)

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