

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA # 00000816

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Michelle Utzler
RECORDER
9-24-99 Madison
DATE COUNTY

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FILED NO. 001265
BOOK 141 PAGE 860
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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information JOHN E. CASPER 223 EAST COURT AVENUE WINTERSSET (515)462-4912
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of SIXTY-ONE THOUSAND TWO HUNDRED AND NO/100 (\$61,200.00) Dollar(s) and other valuable consideration,

PAUL J. SCHMID, also known as Paul Schmid, and MARLENE M. SCHMID, also known as Marlene Schmid, husband and wife,

do hereby Convey to RICHARD C. McMICHAEL and PATRICIA L. McMICHAEL, 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 South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-six (27) West of the 5th P.M., Madison County, Iowa, except a parcel of land described as commencing at the southwest corner of the Northwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence North 00° 00' 252.13 feet to the point of beginning; thence North 90° 00' East 363.00 feet; thence North 00° 00' 408.38 feet; thence North 90° 00' West 363.00 feet to the west line of the Northwest Quarter (1/4) of said Section Twenty-two (22); thence South 00° 00' 408.38 feet to the point of beginning, said excepted parcel containing 3.4032 acres including 0.4031 acres of county road right-of-way, and except Parcel "A" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5.000 acres, as shown in Plat of Survey filed in Book 2, Page 787 on May 1, 1997 in the Office of the Recorder of 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 Wisconsin COUNTY, Waubesa

Dated: Sept 8, 1999

On this 8th day of Sept 19 99, before me, the undersigned, a Notary Public in and for said State, personally appeared PAUL J. SCHMID and MARLENE M. SCHMID

Paul Schmid (Grantor)
PAUL J. SCHMID

Marlene M. Schmid (Grantor)
MARLENE M. SCHMID

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.

(Grantor)

Notary Public
STATE OF WISCONSIN

(Grantor)