



RECORDED
INDEXED

FILED NO. **001340**
BOOK **63** PAGE **453**

REC. \$ **5.00**
AUD. \$ **5.00**
R.M.F. \$ **1.00**
99 SEP 29 PM 2:49
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731



WARRANTY DEED
(CORPORATE GRANTOR)

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of FORTY-FIVE THOUSAND
Dollar(s) and other valuable consideration,
EARLHAM MOBILE HOME TERRACE, INC.
a corporation organized and existing under the laws of
Iowa
does hereby Convey to
JERRY L. SCHWERTEEGER and BETH A. SCHWERTEEGER, as Joint Tenants with Full Rights of
Survivorship and Not as Tenants in Common,

the following described real estate in Madison County, Iowa:
That part of Lot 14, C and C Allen's Addition to Winterset, Madison County, Iowa, and located in the Northwest Quarter of Section 30, Township 76 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, described as follows: Beginning at the Northeast corner of Lot 14, C and C Allen's Addition to Winterset, Iowa; thence on an assumed bearing of South 00°48'00" East along the East line of said Lot 14 a distance of 714.65 feet; thence North 90°00'00" West 535.00 feet; thence North 00°00'00" East 476.77 feet; thence North 90°00'00" West 610.22 feet to the westerly line of said Lot 14; thence North 04°49'57" East along said westerly line 322.27 feet; thence North 44°12'15" East along said westerly line 79.62 feet to the northwesterly corner of said Lot 14; thence North 90°00'00" East along the northerly line of said Lot 14 a distance of 496.07 feet; thence South 12°36'28" East along the northeasterly line of said Lot 14 a distance of 144.27 feet; thence North 89°27'54" East along the northerly line of said Lot 14 a distance of 29.72 feet; thence North 89°59'10" East along said northerly line 495.30 feet to the northeast corner of said Lot 14 and the point of beginning. Said tract contains 13.769 acres

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

EARLHAM MOBILE HOME TERRACE, INC.

Dated: 9-27-99
By Curtis C. Allen
Curtis C. Allen, President and Secretary Title
By _____
Title

STATE OF IOWA MADISON COUNTY, ss:
On this 27 day of September before me, the undersigned, a Notary

Public in and for said State, personally appeared Curtis C. Allen
and _____ to me personally known, who being by me
duly sworn, did say that they are the President and Secretary

and _____, respectively, of said corporation;
that (no seal has been procured by the said) (the seal affixed thereto is the seal of said) corporation that
said instrument was signed (and sealed) on behalf of said corporation by authority of its Board of
Directors; and that the said Curtis C. Allen and

_____ as such officers, acknowledged the execution
of said instrument to be the voluntary act and deed of said corporation, by it and, by them voluntarily
executed.



Larry D. Watts
Notary Public