

REC \$ 12.00
AUD \$ 15.00
RMF \$ 1.00

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MICHELLE UTSLER
RECORDER
MADISON COUNTY IOWA

Preparer Information Duane P. Hagerty, Suite 1100 601 Locust Street, Des Moines, Iowa 50309, (515) 242-2400
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, **BINDERY I, INC.**, a corporation organized and existing under the laws of Iowa does hereby Convey to **ERAZM ROKITNICKI** and **LEOKADIA ROKITNICKI**, 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 Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) and the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) and the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) and the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirteen (13), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P M , Madison County, Iowa

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

Dated January 29, 1998

BINDERY I, INC

By Dorota L. Toporek
Dorota L. Toporek, President

By Leokadia Rokitnicki
Leokadia Rokitnicki, Secretary

This transfer is for consideration less than \$500.00

STATE OF IOWA, POLK COUNTY, ss

On this 29th day of January, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared DOROTA L TOPOREK and LEOKADIA ROCKITNICKI, to me personally known, who being by me duly sworn, did say that they are the President and Secretary, respectively, of said corporation, that no seal has been procured by the said corporation that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and that the said DOROTA L TOPOREK and LEOKADIA ROCKITNICKI, 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



James L. Pray
James L. Pray, Notary Public