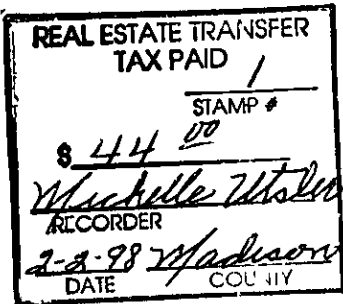


28,000



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FILED NO. 2796  
BOOK 138 PAGE 442  
98 FEB -2 AM 11:04  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

REC \$ 5.00  
AUD \$ 5.00  
RMF \$ 1.00

Preparer Information David L. Jungmann, 113 W. Iowa, PO Box 329, Greenfield, IA 50849 (515) 743-6195  
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of ONE (\$1.00) - - - - -  
Dollar(s) and other valuable consideration,  
RANDALL A. BRINEY and CYNTHIA S. BRINEY, husband and wife,

do hereby Convey to  
CARL SCHWARTZ and ARLENE L. SCHWARTZ, husband and wife, as Tenants in Common,

the following described real estate in Madison County, Iowa

The Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$ ) of Section Seventeen (17),  
Township Seventy-five (75) 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, ss  
ADAIR COUNTY,

Dated January 3, 1997

On this 3rd day of January,  
19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared Randall A. Briney and Cynthia S. Briney, husband and wife,

Randall A. Briney  
RANDALL A. BRINEY (Grantor)

Cynthia S. Briney  
CYNTHIA S. BRINEY (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.

David L. Jungmann  
DAVID L. JUNGMAN

Notary Public

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