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AUD \$ 5.00  
R.M.F. \$ 1.00

FILED NO. 5062  
BOOK 139 PAGE 175  
98 JUN -4 PM 2:13  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Lewis H. Jordan, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name \_\_\_\_\_ Street Address \_\_\_\_\_ City \_\_\_\_\_ Phone \_\_\_\_\_



**WARRANTY DEED - JOINT TENANCY**

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of ONE HUNDRED TWENTY-TWO THOUSAND (\$122,000.00) Dollar(s) and other valuable consideration,

Donald H. Boernsen, Single;  
Sherric Boernsen, Single;

do hereby Convey to  
Gerald W. Soper and Coleen A. Soper,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

A parcel of land described as commencing at the south quarter corner of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North 90 degrees 00 minutes 00 seconds East 1292.37 feet along the south line of the Southeast Quarter (SE 1/4) of said Section One (1) to the East line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section One (1); thence North 00 degrees 49 minutes 21 seconds east 938.04 feet to the point of beginning; thence south 53 degrees 10 minutes 47 seconds west 332.00 feet; thence North 00 degrees 38 minutes 02 seconds East 408.62 feet to the County Road and the south line of Seven Oaks Subdivision; thence North 87 degrees 48 minutes 28 seconds east 264.60 feet along the county road; thence south 0 degrees 49 minutes 21 seconds West 219.77 feet to the point of beginning. Note: The south line of the Southeast Quarter (SE 1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M. is assumed to bear due east and west.

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 CALIFORNIA  
COUNTY, RIVERSIDE  
On this 15 day of JUNE  
19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared Donald H. Boernsen

Dated: May 28, 1998  
Donald H. Boernsen  
Donald H. Boernsen (Grantor)

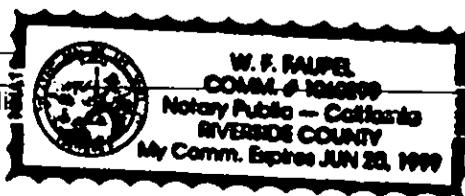
Sherric Boernsen  
Sherric Boernsen (Grantor)

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.

W.F. Faupel

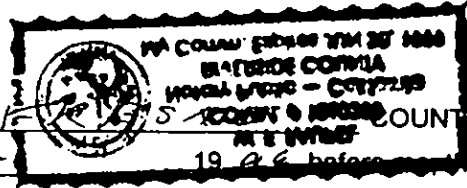
Notary Public

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



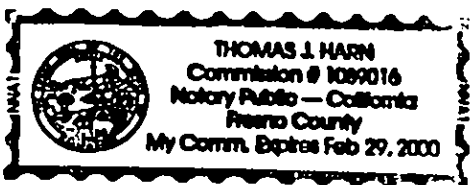
(Grantor)

STATE OF CALIFORNIA



On this 30th day of May, 1999, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Sherrie Bocrnson

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.



*Thomas J. Harn*  
\_\_\_\_\_  
Notary Public

STATE OF \_\_\_\_\_ COUNTY, ss:

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared \_\_\_\_\_ and \_\_\_\_\_

to me personally known, who, being by me duly sworn, did say that they are the \_\_\_\_\_ and \_\_\_\_\_ respectively, of said corporation; that (no seal has been procured by the said) corporation; that said (the seal affixed thereto is the seal of said) instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors; and that the said \_\_\_\_\_ 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.

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public

*Steve Weeks*