

REC \$ 15.00
AUD \$ 5.00
RMF \$ 1.00

COMPUTER
RECORDED
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REAL ESTATE TRANSFER
TAX PAID 16
STAMP #
\$ 55.20
4-9-98
MADISON COUNTY

FILED NO 3879

BOOK 138 PAGE 805

98 APR -9 PM 12:17

MICHELLE UTOLLER
RECORDER
MADISON COUNTY IOWA

Preparer Information Jerrold B Oliver, 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 THIRTY-FIVE THOUSAND
Dollar(s) and other valuable consideration,
HARVEY E FLORER and HILDRETH N FLORER, Trustees of the Harvey E Florer Trust and the Hildreth N Florer
Trust dated February 13, 1992,

do hereby Convey to
JEFF D THOMAS and LAURIE L THOMAS, 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 West Four Hundred and Ninety Five point Five (495.5) feet of Parcel "D", located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) and in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-three (33), Township Seventy-seven (77) North Range Twenty-seven (27) West of the 5th P M, Madison County, Iowa more particularly described as follows Beginning at the Southwest corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 33, Township 77 North, Range 27 West of the 5th P M, Madison County, Iowa, thence North 89°56'30" East along the South line of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section 33, 1042.18 feet, thence North 00°06'14" East, 789.68 feet, thence North 30°16'30" East, 612.96 feet to a point on the North line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section 33, thence South 89°56'57" West along the North line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section 33, 37.41 feet to the Northeast corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section 33 thence South 89°56'56" West along the North line of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section 33, 1314.73 feet to the Northwest corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section 33 thence South 0°01'19" West along the West line of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section 33, 1318.90 feet to the Point of Beginning Said Parcel "D" contains 33.453 acres including 0.992 acres of County Road right-of-way

This Deed is given in satisfaction of a real estate contract recorded in book 138, page 115 of the Recorder's office 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 _____, ss
_____ COUNTY,

Dated April 6, 1998

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

Harvey E Florer
Harvey E Florer Trustee (Grantor)

Hildreth N. Florer
Hildreth N Florer, Trustee (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

(Grantor)

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

(Grantor)

THE IOWA STATE BAR ASSOCIATION
Official Form No. 186

Jerrold B. Oliver ISBA # 04132

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

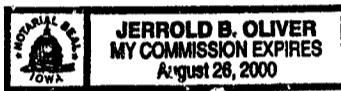


STATE OF IOWA, COUNTY OF MADISON, ss:

On this 6 day of April, 19 98, before me, the undersigned, a Notary Public in and for the said State, personally appeared Harvey E. Florer to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.

Jerrold B. Oliver

_____, Notary Public in and for said State.



(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of an individual fiduciary



STATE OF IOWA, COUNTY OF MADISON, ss

On this 6 day of April, 19 98, before me, the undersigned, a Notary Public in and for the said State, personally appeared Hildreth N. Florer to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary

Jerrold B Oliver

_____, Notary Public in and for said State



(Section 558.39 Code of Iowa)

Acknowledgment For use in the case of an individual fiduciary