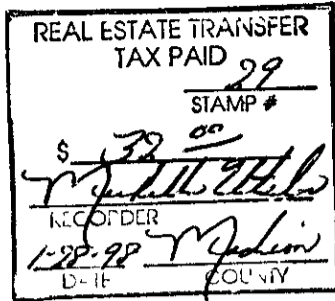


REC \$ 10.00
AUD \$ 5.00
RMF \$ 1.00

COMPUTER
RECORDED
COMPARED



FILED NO. 2745
BOOK 138 PAGE 437
98 JAN 28 PH 2:23
MICHELLE UTSLEK
RECORDER
MADISON COUNTY, IOWA

Preparer Information G. Stephen Walters P O Box 230 Winterset IA 515-462-3731
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of Twenty Thousand Four Hundred Twenty-five & no/100/ (\$20,425)
Dollar(s) and other valuable consideration,
Harvey E. Florer and Hildreth N. Florer, as trustees of the Harvey E. Florer Trust dated February 13, 1992, and as Trustees of the Hildreth N. Florer Trust dated February 13, 1992, Jeff D. Thomas and Laurie L. Thomas, husband and wife
do hereby Convey to Dan M Warren and Marlene M Warren, as tenants in common,

the following described real estate in Madison County, Iowa

The North 533 feet of Parcel "B", located in the Southwest Quarter (1/4) of the Southwest 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, and the East 20 feet of the remainder of Parcel "B", which would also be described as the East 29 feet of the South 785 90 feet of Parcel "B",
and

Grantees and their successors and assigns are hereby granted an easement across the South 80 feet of Parcel "D" 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, for the purpose of using, repairing, maintaining, constructing, and reconstructing a well, pump, pressure tank, electrical facilities, and ancillary facilities and equipment to use and keep in good working order the well and water line currently located in the South 80 feet of the above described Parcel "D" so that it can supply water for use in the above described real property being acquired by the grantees, as well as their successors and assigns

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 Dated January 13, 1998

MADISON COUNTY, ss

On this 13 day of January, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeff D. Thomas and Laurie L. Thomas

TRUSTEES OF THE HARVEY E FLORES TRUST AND HILDRETH N. FLORES TRUST DATED ~~XXXXXX~~ FEBRUARY 13, 1992

Harvey E. Florer
Harvey E Florer (Grantor)

Hildreth N. Florer
Hildreth N. Florer (Grantor)

Jeff D. Thomas
Jeff D. Thomas (Grantor)

Laurie L. Thomas
Laurie L. Thomas (Grantor)

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

*For Release of Easement
See Plat of Dec 1399
6-1-98*

STATE OF IOWA , COUNTY OF MADISON , ss

On this 13 day of January , 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



Shirley Keating

_____, 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 13 day of January , 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



Shirley Keating

_____, Notary Public in and for said State

(Section 558.39 Code of Iowa)

Acknowledgment For use in the case of an individual fiduciary