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

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MICHELLE UTALL
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ONE-----(\$1.00)---
Dollar(s) and other valuable consideration,

Gary Wayne Schoen and Beverly Schoen, Husband and Wife,

do hereby Convey to

Wayne H. Schoen and Margaret E. Schoen,

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

Parcel "A" located in the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Beginning at the Southwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence, along the West line of said Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) North 01°26'20" West 135.15 feet; thence North 84°44'00" East 982.94 feet; thence North 66°36'23" East 130.88 feet; thence South 21°08'12" East 182.53 feet to the South line of said Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$); thence, along said South line, South 84°44'00" West 1,166.26 feet to the Point of Beginning. Said Parcel "A" contains 3.601 acres, including 0.879 acres of county road right-of-way.

(The consideration for this Deed is less than \$500.00)

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,
MADISON COUNTY, SS:

Dated: April 20, 1995

On this 9 day of May,
1995, before me, the undersigned, a Notary Public in and for said State, personally appeared Gary Wayne Schoen and Beverly Schoen

Gary Wayne Schoen
Gary Wayne Schoen (Grantor)

Beverly Schoen
Beverly Schoen (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.

[Signature]
Notary Public

(Grantor)

(Grantor)

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