

146,000

REAL ESTATE TRANSFER TAX PAID
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STAMP #
\$ 223.20
<i>Michelle Wisler</i>
RECORDER
6-16-95 <i>Madison</i>
DATE COUNTY

FILED NO. 3187  
 BOOK 134 PAGE 389  
 95 JUN 16 PM 2:47  
 MICHELLE WISLER  
 RECORDER  
 MADISON COUNTY, IOWA

**EQUI-SAVE**  
 1000 73RD Street, Suite 22  
 Des Moines, IA. 50311  
 RECORDED   
 COMPARED   
 REC \$ 5.00  
 AUD \$ 5.00  
 R.M.F. \$ 1.00

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED — JOINT TENANCY

For the consideration of One  
Dollar(s) and other valuable consideration, Monty R. Oehrlein and Shawn M. Oehrlein,  
husband and wife,

do hereby Convey to Christopher E. Sprague and Denise L. Hatfield-Sprague,  
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:

A tract of land commencing 55 feet North of a point on the Southerly line of Section Thirty-four (34) 512 feet Westerly of the Southeast corner of said section, thence North 21° 27' West, 170 feet, thence South 84° 27' West, 256 feet, thence South, 21° 27' East, 170 feet, thence North, 84° 27' East, 256 feet to the point of beginning, in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

and

Parcel B described as: A parcel of land in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the Southeast Corner of Section 34, Township 76 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa, thence along the South line of the Southeast Quarter (¼) of the Southeast Quarter (¼) of said section 34, thence South 85° 04' 56" West, 626.25 feet to the point of beginning. Thence Continuing South 85° 04' 56" West, 651.73 feet to the Southwest Corner of said Southeast Quarter (¼) of the Southeast Quarter (¼); thence along the West line of said Southeast Quarter (¼) of the Southeast Quarter (¼), North 01° 36' 52" West, 458.34 feet, thence North 85° 04' 56" East, 465.56 feet; thence South 23° 59' 15" East, 250.00 feet; thence South 84° 23' 30" West, 246.00 feet; thence South 22° 00' 30" East, 170.00 feet; thence North 84° 23' 30" East, 256.00 feet; thence South 22° 00' 30" East, 61.65 feet to the point of beginning. Said parcel of land contains 4.931 Acres, Madison County, Iowa.

Subject to Easements and Restrictions of Record.

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:  
POLK COUNTY,

Dated: June 14, 1995

On this 14<sup>th</sup> day of June  
1995, before me the undersigned, a Notary Public in and for said State, personally appeared  
Monty R. Oehrlein and  
Shawn M. Oehrlein  
IOWA  
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.

Monty R. Oehrlein  
Monty R. Oehrlein (Grantor)

Shawn M. Oehrlein  
Shawn M. Oehrlein (Grantor)

\_\_\_\_\_  
(Grantor)

Gerald R. White  
EXP. 6-8-98 Notary Public

\_\_\_\_\_  
(Grantor)

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