

REAL ESTATE TRANSFER
TAX PAID 3
STAMP #
\$15.90
Michelle Utaler
RECORDER
2-2-95 Madison
DATE COUNTY

FILED NO. 1973
BOOK 133 PAGE 791
95 FEB -2 PM 12:26
MICHELLE UTALER
RECORDER
MADISON COUNTY, IOWA

When recorded, return to:

DAVID L. WETSCH
Attorney At Law
974 73rd St. S.E.
DES MOINES, IA 50312

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

COMPUTER
RECORDED
COMPARED

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Ten Thousand and No/100
~~XXXXXX XXXX XXXX~~
Dollar(s) and other valuable consideration,
Robert A. Lose and Audrey A. Lose, husband and wife, as joint tenants with full
rights of survivorship and not as tenants in common,

do hereby Convey to
Norton Gegner, a single person,

the following described real estate in Madison County, Iowa:

Part of the Northeast 1/4 of the Southeast 1/4 of Section 12, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the East 1/4 Corner of said Section 12; thence South 0°00'00" East along the East line of the Southeast 1/4 of said Section 12, 945.40 feet to the point of beginning; thence South 00°00'00" East along the East line of the Southeast 1/4 of said Section 12, 217.10 feet; thence South 88°30'00" West, 368.00 feet; thence South 00°06'00" West, 189.47 feet to a point on the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 12; thence South 83°49'25" West along the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 12, 141.62 feet; thence North 00°00'00" East, 431.43 feet; thence South 90°00'00" East, 509.00 feet to the point of beginning; said parcel contains 3.25 acres, including 0.25 acres more or less in road right-of-way, and is subject to any easements or restrictions of record.

This Deed is given in partial fulfillment of a Real Estate Contract dated the 7th day of August, 1992, and filed the 7th day of August, 1992, in Book 130, Page 238, of the Madison County Recorder's Office. The warranties of title provided under this Deed extend only to the date of said Contract.

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: Jan. 23, 1995

On this 23 day of Jan, 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert A. Lose and Audrey A. Lose, husband and wife,

Robert A. Lose
ROBERT A. LOSE (Grantor)

Audrey A. Lose
AUDREY A. LOSE (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)

Jerrold B. Oliver
Notary Public

(Grantor)

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

