

35.064

WARRANTY DEED

IOWA REALTY CO., INC.
3501 Westown Parkway
West Des Moines, Iowa 50266

Know All Men by These Presents: That Mitchell L. Long and Joy L. Long, Husband and Wife

_____ in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION

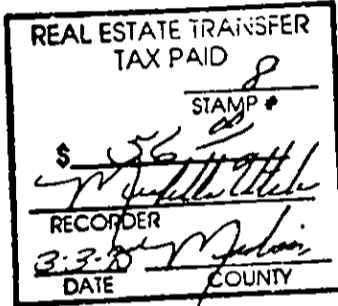
in hand paid do here Convey unto Timothy R. Sauvage and Gail Sauvage, Husband and Wife

as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate, situated in Madison County, Iowa, to-wit:

The Fractional Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

REC \$ 15.00
AUD \$ 5.00
R.M.F. \$ 1.00

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FILED NO. 2201
BOOK 134 PAGE 91
95 MAR -3 AM 11:20
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Subject to and together with any and all easements, covenants and restrictions of record.

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

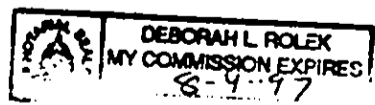
Words and phrases herein, including acknowledgment hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context

Signed this 26 day of Feb, 19 95

Mitchell L. Long
Mitchell L. Long
Joy L. Long
Joy L. Long

STATE OF IOWA, ss.
COUNTY OF Dallas

On this 26 day of Feb, 19 95 before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Mitchell L. Long and Joy L. Long, Husband and Wife



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

Deborah L. Rolek
Notary Public in and for said County.