

STATE OF IOWA,
MADISON COUNTY, ss.

Inst No. 2379 Filed for Record this 20 day of March 1995 at 12:12 PM
Book 134 Page 157 Recording Fee \$ 5.00 Michelle Utaler, Recorder, By Betty M. Nibbs
Deputy



WARRANTY DEED

Know All Men by These Presents: That we, Joseph R. Waltz and Mildred Waltz, husband and wife

in consideration* of the sum of One Hundred Sixty One Thousand Seventy five and no/100(\$161,075.00) in hand paid do hereby Convey unto R. and L. Corporation, an Iowa Corporation

Grantees' Address: Winterset, Iowa 50273 COMPUTER REC \$ 5.00
RECORDED AUD \$ 15.00
COMPALED R.M.F. \$ 1.00
the following described real estate, situated in Madison County, Iowa, to-wit:

The Southeast Quarter (1/4), except the West 9 rods of the North 13 rods thereof, of Section Twenty-three (23); and the Northeast Quarter (1/4), except 1 acre for church lot in the Northwest corner thereof, and the Southeast Quarter (1/4) of the Northwest Quarter (1/4), of Section Twenty-six (26); and the North 18 and 3/64 acres of the West Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4), and a tract of land described as follows: Commencing 54 rods South of the Northeast corner of said West Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) and running thence South 22 and 1/16 rods, thence East 23 1/2 rods, thence North 3 rods and 13 feet, thence in a Northwesterly direction to the place of beginning, of Section Twenty-five (25); all in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa,

step 56

This deed is given in satisfaction of the real estate contract recorded in Book 128 at page 126 of the Records of the Madison County Recorder.

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 25 day of February, 1995.

* Real Estate Transfer Tax: See (The Code, 1973, Chapter 428A)

STATE OF IOWA,

COUNTY OF Madison

ss.

Joseph R. Waltz
Joseph R. Waltz

Mildred Waltz
Mildred Waltz

On this 25 day of February, 1995 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Joseph R. Waltz and Mildred Waltz

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.

Leonard M. Flandroy
Leonard M. Flandroy

Notary Public in and for the State of Iowa

REAL ESTATE TRANSFER TAX PAID 36
STAMP # 80
Michelle Utaler
RECORDER
3-20-95 Madison
DATE COUNTY

DEED RECORD 134

157



Please type or print names under signature lines to per fee \$35.2 Code of Iowa.