

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

13,000.00

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER  
TAX PAID  
12  
STAMP #  
\$ 20.00  
Michelle Utsler  
RECORDER  
5-16-96  
DATE COUNTY

COMPUTER   
RECORDED   
COMPARED

FILED NO. 3023  
BOOK 136 PAGE 228--  
96 MAY -6 AM 10:03  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

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

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED

For the consideration of ONE AND NO/100 (\$1.00) Dollar(s) and other valuable consideration,  
WILLIAM C. MITCHELL and SHARON K. MITCHELL, husband and wife

do hereby Convey to  
BARBARA A. SCHUCHARD LENNINGER

the following described real estate in MADISON County, Iowa:

COMMENCING AT A POINT 25 RODS EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST FRACTIONAL QUARTER- (1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA AND RUNNING THENCE NORTH 32 RODS, THENCE EAST 22.3 RODS, THENCE SOUTH 32 RODS, AND THENCE WEST 22.3 RODS TO THE PLACE OF BEGINNING.

THIS DEED IS IN FULFILLMENT OF A REAL ESTATE CONTRACT DATED OCTOBER 18, 1971 AND RECORDED DECEMBER 23, 1971 IN BOOK 102, PAGE 26 IN THE OFFICE OF THE MADISON COUNTY RECORDER.

DEED IS EXEMPT SEE. 428A. (1)

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

Dated: 1-24-94

MADISON COUNTY, ss:

On this 24th day of January, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared WILLIAM C. MITCHELL and SHARON K. MITCHELL

William C. Mitchell  
WILLIAM C. MITCHELL (Grantor)

Sharon K. Mitchell  
SHARON K. MITCHELL (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)

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

(Grantor)