20,000

After Recording Return To: Coldwell Banker Mid-America **Group Realtors** Attn: Closing Department 4800 Westown Parkway Suite 110 West Des Moines, IA 50266

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

1831 FILED NO ._ BOOK PAGE 485

96 JAN -3 PH 12: 53

MICHELLEUTSLER MADISON COUNTY. IOWA

Preparer

Coldwell Banker Mid-America Group Realtors

Same as Above

515-224-8888

Information:

Street Address Name

City, State, Zip

Area Code-Phone

S14592

WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of

One Dollar (\$1.00)

Jackie D. Gilliam Sr. and Phyllis D. Gilliam, husband and wife Dollar(s) and other valuable consideration,

do hereby Convey to

Micheal Schirm and Kristi V. Schirm, husband and wife

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in **MADISON**

A otract of land described as follows, to wit: Beginning at a point 1000 feet West of the Northeast corner of the South-east Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Fourteen (14) in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence continuing West 114.12 feet, thence South 46° 34' West 276.91 feet, thence South 00 °10'20" West 987.50 feet, thence North 83° 42'40" West 234 feet, thence South 3° 50'40" East 145 feet to the South line of said Section Fourteen (14), thence East along said South line to the South Quarter Corner of said Section Fourteen (14), thence North 666.60 feet, thence West 1000 feet, thence North 653.40 feet to the point of beginning, also the East 7 1/2 acres of the North One-fourth (N 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-three (23) in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, lowa, subject to road easement and containing 32.52 acres, more or less, subject to and together with any and all easements, covenants 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;. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Dated:

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,

COUNTY,

300 day of January

95 , before me, the undersigned, a Notary Public in and for said State, personally appeared

Jackie D. Gilliam, Sr. and Phyllis D. Gilliam, 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. MARY BETH KODIS

Jackie D. Gilliam, Sr.,

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

(Grantor)

(Grantor)