

135-248

REAL ESTATE TRANSFER TAX PAID
28
STAMP
\$ 191.20
<i>Michelle Utale</i> RECORDER
1-24-96 Madison DATE COUNTY

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

FILED NO. 2026

BOOK 135 PAGE 711

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COMPUTER ✓
 RECORDED ✓
 COMPARED ✓

MICHELLE UTALLE
 RECORDER
 MADISON COUNTY, IOWA

DOCUMENT PREPARED BY: James L. Pedersen, P.C., Attorney at Law
 105 East Madison, Mount Ayr, IA 50854 (515) 464-2205

WARRANTY DEED - JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS: That Diane L. Sorensen, an unmarried widow, in consideration of the sum of One Hundred Twenty Thousand and 00/100 Dollars (\$120,000.00) in hand do hereby Convey unto Kenneth E. Randel and Vivian J. Randel, husband and wife, Address of Grantees: 110 South 10th Avenue, Winterset, Iowa 50273 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:

Commencing at the North Quarter (N1/4) Corner of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-eight (28), West of the 5th P.M., and being the point of beginning, thence S 89°10' W 284.00 feet along the Section line, thence S. 17°35' W 672.71 feet, thence N 80°04' E 406.51 feet, thence N 21°10' E 240.3 feet along the westerly highway right-of-way line, thence N 00°00' 351.20 feet along the Quarter (1/4) Section line, to the point of beginning. Said parcel contains 5.0047 acres exclusive of any highway right-of-way; and, also a perpetual easement for a well and water line over a strip of land 20 feet wide and being 10 feet wide on both sides of the following described centerline: Commencing at a point on the Section line which is 190.00 feet west of the South Quarter corner of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28), West of the 5th P.M., thence N00°00' 145.00 feet, Madison County, Iowa,

NOTE: THIS DEED IS GIVEN IN COMPLETE FULFILLMENT OF A REAL ESTATE CONTRACT FOR SALE OF THE ABOVE DESCRIBED REAL ESTATE AND IT IS EXEMPT FROM THE FILING OF A DECLARATION OF VALUE STATEMENT AND GROUNDWATER HAZARD STATEMENT.

And the grantors do Hereby Covenant with 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 above described premises.

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

Signed this 30 day of November, 1995.

Diane L. Sorensen by Carol Weeda
 Diane L. Sorensen
 101 South Kirby Street
 Mount Ayr, Iowa 50854
 Address of Grantors

STATE OF IOWA)
) ss:
 COUNTY OF RINGGOLD)

On this 30th day of November, 1995, before me, a Notary Public, personally appeared Carol Weeda, as Attorney in Fact, to me known to be the person who executed the foregoing instrument in behalf of Diane L. Sorensen, and acknowledged that she executed the same in the voluntary act and deed of said Diane L. Sorensen.



Jody L. Fox
 Notary Public in and for said
 county and State