

REAL ESTATE TRANSFER  
TAX PAID 15  
STAMP # 20  
Michelle Utaler  
RECORDER  
6-10-96 Madison  
DATE COUNTY

COMPUTER   
RECORDED   
COMPARED

FILED NO. 3468  
BOOK 136 PAGE 374  
96 JUN 10 PM 3:40  
MICHELLE UTALER  
RECORDER  
MADISON COUNTY, IOWA

REC 15 CR  
AND 5 CR  
R.M.F. \$ 1 CR

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED (Several Grantors)

For the consideration of One Hundred Seventy-five Thousand (\$175,000.00)--  
Dollar(s) and other valuable consideration,  
DEBRA JONES and MORRIS B. JONES, wife and husband, BEVERLY EILEEN BROWN and DWIGHT  
BROWN, wife and husband, SHIRLEY LOUISE LYONS and CARL LYONS, wife and husband, JEAN  
MARIE JOHNSON and DONALD JOHNSON, wife and husband, VICKI RUSSELL and RAY RUSSELL, wife  
do hereby Convey to  
and husband  
WITTERN REALTY, INC.

the following described real estate in Madison County, Iowa:

Southeast Quarter (SE 1/4) of Section Nine (9) in Township  
Seventy-seven (77) North of Range Twenty-six (26) West of the 5th  
Principal Meridian, subject to highways and to restrictions and  
easements of record, if any, excepting therefrom the  
following-described tract: assuming that the West line of the  
Southeast Quarter (SE 1/4) of said Section Nine (9) bears due North  
and then Commencing at the Southwest corner of the Southeast  
Quarter (SE 1/4) of Section Nine (9), Township Seventy-seven (77)  
North, Range Twenty-six (26) West of the 5th Principal Meridian,  
thence N. 0 degrees 00 minutes 863.25 feet, thence S. 76 degrees 15  
minutes E. 236.5 feet, thence S. 50 degrees 10 minutes East 351.7  
feet; thence S. 20 degrees 16 minutes E. 127.5 feet, thence S. 5  
degrees 53 minutes E. 401.0 feet, thence S. 83 degrees 58 minutes  
W. 589.9 feet to the point of beginning, containing 9.05 acres

This deed is given in satisfaction of a Real Estate Contract recorded in Book 130,  
Page 171 of the Madison County Recorder's office.

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.

Dated: March 17, 1994

Debra Jones  
Debra Jones (Grantor)

Morris B. Jones  
Morris B. Jones (Grantor)

Beverly Eileen Brown  
Beverly Eileen Brown (Grantor)

Dwight Brown  
Dwight Brown (Grantor)

Shirley Louise Lyons  
Shirley Louise Lyons (Grantor)

Carl Lyons  
Carl Lyons (Grantor)

Jean Marie Johnson  
Jean Marie Johnson (Grantor)

Donald Johnson  
Donald Johnson (Grantor)

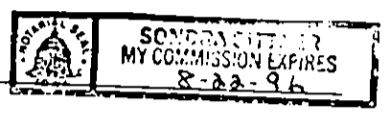
Vicki Russell  
Vicki Russell

Ray Russell  
Ray Russell

STATE OF IOWA, Dallas COUNTY, ss:  
On this 20<sup>th</sup> day of March, 199 4 before me, the undersigned, a  
Notary Public in and for said County and said State, personally appeared  
Debra Jones and Morris B. Jones

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.

Sandra Sittner

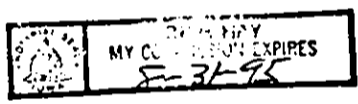


Notary Public

STATE OF IOWA, Dallas COUNTY, ss:  
On this 15<sup>th</sup> day of April, 199 4 before me, the undersigned, a  
Notary Public in and for said County and said State, personally appeared  
Beverly Eileen Brown and Dwight Brown

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.

Rich Hay  
Rich Hay



Notary Public

STATE OF IOWA, Dallas COUNTY, ss:  
On this 8<sup>th</sup> day of April, 199 4 before me, the undersigned, a  
Notary Public in and for said County and said State, personally appeared  
Shirley Louise Lyons and Carl Lyons

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.

Sandra Sittner



Notary Public

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

STATE OF IOWA, Dallas COUNTY, ss:

On this 5<sup>th</sup> day of April, A. D. 1994 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jean Marie Johnson and Donald Johnson

to me known to be the identical persons named in and who executed the within and foregoing instrument, to which this is attached, and acknowledged that they executed the same as their voluntary act and deed.

*Sondra Sittner*



Notary Public in and for said County and State



IOWA STATE BAR ASSOCIATION

Official Form No. 11 (Trade-Mark Registered, State of Iowa, 1987) This Printing: July, 1980



(Section 888.39, Code of Iowa)

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

STATE OF IOWA, Clarke COUNTY, ss:

On this 23<sup>rd</sup> day of March, A. D. 1994, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Vicki Russell and Ray Russell

to me known to be the identical persons named in and who executed the within and foregoing instrument, to which this is attached, and acknowledged that they executed the same as their voluntary act and deed.

*Teresa Woods*



Notary Public in and for said County and State



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