

RETURN TO: GARY L. PUHR, 2950 St. Charles Rd, WINTERSET, IA 50273

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103 ISBA# 00454

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

REAL ESTATE TRANSFER
TAX PAID 13
STAMP#
\$ 71.20
Michelle Utsler
RECORDER
6-10-96 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. 3458
BOOK 136 PAGE 371
96 JUN 10 PM 1:38

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 2.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ---Forty-five Thousand
Dollar(s) and other valuable consideration,
BENJAMIN W. JOHNSON and TERRI J. JOHNSON, husband and wife,

do hereby Convey to
GARY L. PUHR and KIMBERLY SUE PUHR, husband and wife,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

A parcel of land located in the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ -NE $\frac{1}{4}$) of Section 15, Township 75 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Beginning at the Northeast corner of Section 15, T75N, R27W of the 5th P.M., Madison County, Iowa; thence, along the East line of said Section 15, South 00°10'21" West 387.03 feet; thence South 90°00'00" West 562.74 feet; thence North 00°10'21" East 387.03 feet to the North line of said Section 15; thence, along said North line, North 90°00'00" East 562.74 feet to the Point of Beginning. Said parcel of land contains 5.000 acres, including 1.084 acres of County Road Right-of-Way.

This deed is given in fulfillment of a real estate contract filed of record May 15, 1996, in Book 136, Page 244, in the Office of the Recorder of Madison County, Iowa. Inasmuch as this deed is given in fulfillment of a recorded real estate contract, this transfer is exempt from declaration of value and groundwater hazard statement filing requirements.

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: June 6, 1996

MADISON COUNTY, SS:

On this 6th day of June,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Benjamin W. Johnson and Terri J.
Johnson

Benjamin W. Johnson
(Benjamin W. Johnson) (Grantor)

Terri J. Johnson
(Terri J. Johnson) (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.

Sharon K. Needels
Notary Public

(This form of acknowledgment is valid only)



DEED RECORD 136

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