

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

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

REAL ESTATE TRANSFER
TAX PAID 35
STAMP #
\$ 44
Michelle Utzler
RECORDER
6-26-96 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

REC 5.00
AUD 5.00
R.M.F. 1.00

FILED NO. 3652

BOOK 136 PAGE 430

96 JUN 26 PM 2:20

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

E. Casper, 223 East Court, Winterset, IA 50273-0067 (515) 462-4912
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Twenty-eight Thousand and no/100 (\$28,000.00) - -
Dollar(s) and other valuable consideration,
Charles V. Perry and Ann Marie Perry, husband and wife

do hereby Convey to
William C. Johnson

the following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Ten (10) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT a parcel of land described as commencing at the Northwest corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Ten (10), which is also the point of beginning; thence N. 89°04' E. 660.00 feet; thence S. 00°00' 297.05 feet; thence S. 89°04' W. 660.00 feet; thence N. 00°00' 297.05 feet to the point of beginning, containing 4.5001 acres including 0.7375 acres of county road right-of-way. NOTE: The West line of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M. is assumed to bear due North and South,

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 ss:

Dated: June 24th, 1996

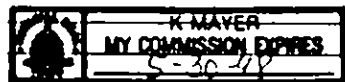
FLOYD COUNTY,

On this 24th day of June, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared Charles V. Perry and Ann Marie Perry

Charles V. Perry
Charles V. Perry (Grantor)

Ann Marie Perry
Ann Marie Perry (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.



K. Mayer
Notary Public

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