

ORIGINAL

COMPUTER ✓
RECORDED ✓
COMPARED ✓
REC. \$ 5.00
AUD. \$ 5.00
R.M.F. \$ 1.00

REAL ESTATE TRANSFER
TAX PAID 19
STAMP
\$ 43.20
Michelle Utsler
RECORDER
7-17-96 Madison
DATE COUNTY

FILED NO. 175
BOOK 136 PAGE 495
96 JUL 17 PM 3:06

MICHELLE UTSLER
RECORDER
IA:AD505-6460-3731
MADISON Phone COUNTY

Preparer Information G. Stephen Walters P O Box 230 Winterset IA
Individual's Name Street Address City State Zip
MADISON Phone COUNTY

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Twenty-seven Thousand Five Hundred - - - (\$27,500)
Dollar(s) and other valuable consideration,
Paul M. Havick and Diane E. Havick, husband and wife,

do hereby Convey to
George J. Potzner and Julie R. Potzner

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

Parcel "B" located in the Southeast Quarter (1/4) of the Northeast Quarter
(1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-
eight (28) West of the 5th P.M., Madison County, Iowa, more particularly
described as follows: Commencing at the Northwest Corner of the
Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Seven (7),
Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th
P.M., Madison County, Iowa; thence along the North line of said
Southeast Quarter (1/4) of the Northeast Quarter (1/4), North 89°55'26" East
330.00 feet to the Point of Beginning; thence, continuing along said
North line, North 89°55'26" East 660.70 feet; thence South 00°27'14"
West 660.91 feet; thence North 89°59'54" West 656.94 feet; thence North
00°07'41" East 660.00 feet to the Point of Beginning. Said Parcel "B"
contains 9.989 acres, including 0.677 acres of county road right of way,

MCA

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 COUNTY, MADISON ss:

Dated: JULY 17, 1995 1996 RMH.

On this 17th day of JULY,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Paul M. Havick and Diane E. Havick
Havick

Paul M. Havick
Paul M. Havick (Grantor)

Diane E. Havick
Diane E. Havick (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.

(Grantor)

(Grantor)

George J. Bown
Notary Public

(This form of acknowledgment is for use by one or more grantor(s) only)

GEORGE L BOWN
MY COMMISSION EXPIRES
12-21-98