

REAL ESTATE TRANSFER
TAX PAID
25
STAMP #
\$ 143.20
Michelle Utsler
RECORDER
8-20-96
DATE OF RECORDING

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

FILED NO. 492
BOOK 136 PAGE 559
96 AUG 20 PM 3:26
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

After recording return to
2866 Woodland Ave Thru, IA 50257

Preparer Information JOHN E. CASPER 223 E COURT AVE PO BOX 67 WINTERSSET, IOWA 50273 515-462-4912
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Ninety thousand dollars and no cents
Dollar(s) and other valuable consideration,
Thomas M. Egli and Patricia A. Egli, husband and wife,

do hereby Convey to
Duane H. Rinnan and Christy L. Rinnan, 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:

Parcel "A" located in the Northwest Quarter of the Southwest Quarter of Section 1, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter corner of Section 1, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 83°36'17" East along the North line of the Northwest Quarter of the Southwest Quarter of said Section 1, 883.19 feet; thence South 0°51'37" West along an existing fence line, 433.50 feet; thence South 89°13'17" West along an existing fence line, 339.45 feet; thence North 0°09'01" East along an existing fence line, 122.10 feet; thence South 87°21'18" West along an existing fence line, 323.29 feet; thence South 3°05'23" East along an existing fence line, 8.14 feet; thence North 89°57'57" West along an existing fence line, 209.71 feet to a point on the West line of the Northwest Quarter of the Southwest Quarter of said Section 1; thence North 0°00'00" East along the West line of the Northwest Quarter of the Southwest Quarter of said Section 1, 246.42 feet to the point of beginning. Said Parcel contains 6.554 acres, including 0.177 acres of County road right-of-way.

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: August 16, 1996

ss:
Madison COUNTY.
On this 16th day of August,
19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared
Thomas M. Egli and Patricia A. Egli,
husband and wife
Thomas M. Egli (Grantor)
Patricia A. Egli (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)

Kristen C. Nadeau
3-29-98
Notary Public (Grantor)

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