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NICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
(515) 758-2267

Preparer
Information

Dean R. Nelson
Individual's Name

P.O. Box 370
Street Address

Earlham, IA 50072
City

Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ---the private partition of property
Dollar(s) and other valuable consideration,
JOHN K. HEIMBERGER and ANN L. HEIMBERGER, husband and wife,

do hereby Convey to
ANN L. HEIMBERGER

the following described real estate in Madison County, Iowa:

An Undivided One-Half Interest In And To:

The Southeast Quarter (¼) and the East 23 Acres of the South 103 Acres of the Southwest Fractional Quarter (¼) of Section Thirty (30), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

This is a transfer between husband and wife for the private partition of property and for monetary consideration of less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and 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
MADISON COUNTY, SS:

Dated: February 20, 1997

On this 20 day of February,
19 97, before me, the undersigned, a Notary
Public in and for said State, personally appeared
John K. Heimberger and Ann L. Heimberger

John K. Heimberger
(John K. Heimberger) (Grantor)

Ann L. Heimberger
(Ann L. Heimberger) (Grantor)

to be 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.

Dean R. Nelson
(Dean R. Nelson)

Notary Public

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

(Grantor)

(Grantor)