

\$ 115,000  
IOWA REALTY CO.  
3501 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266

REC \$ 5.00  
AUD \$ 10.00  
R.M.F. \$ 1.00

REAL ESTATE TRANSFER	
TAX PAID 7	
STAMP #	
\$ 115,000	
<i>Michelle Utzler</i>	
RECORDED	<i>Madison</i>
3-3-99	DATE COUNTY

FILED NO. 2324  
BOOK 137 PAGE 300  
97 MAR -3 PH 3:27  
MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

PREPARED BY: D. VELNER, MIDLAND ESCROW, 3601 WESTOWN PKWY., WEST DES MOINES, IOWA 50266 224-6211

SPACE ABOVE THIS LINE FOR RECORDER

COMPUTER   
RECORDED   
COMPARED

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** In consideration of the sum of ONE Dollar and other good and valuable consideration the receipt of which is hereby acknowledged, Mark C. Grossman and Lynne M. Grossman, husband and wife, hereby convey unto Jon A. Peterson and Virginia L. Daniel, husband and wife, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate, situated in Madison County, Iowa:

The South Half (S 1/2) of the Southeast Quarter (SE 1/4) and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-three (33), and the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-four (34), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.



**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.**

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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.

Signed this 2nd day of March, 1999  
*Mark C. Grossman*  
Mark C. Grossman

*Lynne M. Grossman*  
Lynne M. Grossman

STATE OF IOWA )  
                          )SS.  
COUNTY OF POLK )

On this 2<sup>nd</sup> day of March, A.D. 1999, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Mark C. Grossman and Lynne M. Grossman, husband and wife, known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as thier voluntary act and deed.

*Richard D. Wanamaker*  
Notary Public in and for Said State  
11-1-99

