

21,000

IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

REAL ESTATE TRANSFER TAX PAID
20
STAMP #
\$ 119.20
Michelle Utsler
RECORDER
3-14-97 Madison
DATE COUNTY

REC. 10.00
ADV. 5.00
S.M.F. 1.00

FILED NO: 2431
BOOK 61 PAGE 585
97 MAR 14 PM 1:42
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

PREPARED BY: G. FISHER, MIDLAND ESCROW, 3601 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 224-6235

SPACE ABOVE THIS LINE FOR RECORDER

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, MARLO M. PRANKE AND DEBORAH L. PRANKE, HUSBAND AND WIFE, hereby convey unto JACK E. LOYNACHAN AND JUDY I. LOYNACHAN, 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:

PARCEL "A" IN THE NORTH 11 ACRES OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., CITY OF WINTERSET, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 36 TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M., CITY OF WINTERSET, MADISON COUNTY, IOWA THENCE NORTH 90°00'00" EAST, 659.86 FEET TO THE NORTHEAST CORNER OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 36; THENCE ALONG THE EAST LINE OF SAID WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) SOUTH 00°44'23" EAST, 572.29 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING SOUTH 00°44'23" EAST 138.00 FEET TO THE NORTH LINE OF JEFFERSON STREET; THENCE SOUTH 89°54'20" WEST, 142.00 FEET ALONG SAID NORTH STREET LINE; THENCE NORTH 00°44'23" WEST, 138.23 FEET, THENCE NORTH 90°00'00" EAST, 142.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL "A" CONTAINS 19,611 SQUARE FEET.



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.

Dated MARCH, 11, 1997.

By: Marlo M. Pranke
MARLO M. PRANKE

By: Deborah L. Pranke
DEBORAH L. PRANKE

STATE OF MINNESOTA)
)SS.
COUNTY OF Dakota)

On this 11th day of MARCH, A.D. 1997, before me, a Notary Public in and for the State of Minnesota, personally appeared MARLO M. PRANKE AND DEBORAH L. PRANKE, HUSBAND AND WIFE, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

Marceline E. Pranke
Notary Public in and for Said State



25,000

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Marceline E. Pranke
Notary Public in and for Said State

