

COMPILED
RECORDED
COMPARED

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

REAL ESTATE TRANSFER TAX PAID
STAMP # <u>23</u>
\$ <u>103</u> / <u>20</u>
<u>Michelle Utsler</u> RECORDER
<u>3-17-97</u> / <u>Madison</u> DATE COUNTY

REC. 5 00
AUD. 5 00
R.M.F. 5 00

FILED NO. 2456
BOOK 137 PAGE 328
97 MAR 17 PH 3: 18
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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

\$ 25,000

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, VERNON TULLY, WIDOWED AND NOT REMARRIED hereby convey unto PATRICK A. JANSSEN, A SINGLE PERSON the following described real estate, situated in MADISON County, Iowa:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION FIVE (5), IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, THENCE SOUTH 648 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4), THENCE SOUTH 90°00' EAST 747 FEET, THENCE NORTH 04°44' EAST 660 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4), THENCE SOUTH 89°18' WEST 801.6 FEET TO THE POINT OF BEGINNING, CONTAINING 11.60 ACRES INCLUDING 2.05 ACRES OF COUNTY ROAD RIGHT OF WAY

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, 13, 1997.

By: Vernon Tully
VERNON TULLY

STATE OF IOWA)
)SS.
COUNTY OF ~~POLK~~
Madison)

On this 13 day of MARCH, A.D. 1997 before me, a Notary Public in and for the State of Iowa, personally appeared VERNON TULLY, WIDOWED AND NOT REMARRIED, 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.

Steven R. Weeks
Notary Public in and for Said State

