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FILED NO. 1575  
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MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA  
515/462-2442

Preparer Information: Gordon K. Darling, Jr 53 Jefferson St. Winterset  
Individual's Name Street Address City Phone 515/462-2442



### WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of None  
Dollar(s) and other valuable consideration,  
Phillip S. Bussanmas and Catherine J. Bussanmas, husband and wife,

do hereby Convey to  
Phillip S. Bussanmas and Catherine J. Bussanmas, husband and wife,  
as Tenants in Common,

the following described real estate in Madison County, Iowa:

The Southeast Quarter (4) of the Northeast Quarter (4) of Section Thirty-five (35), and all that part of the Northeast Quarter (4) of the Northeast Quarter (4) of Section Thirty-five (35) lying South and East of the center of the present channel of Middle River, and all that part of the North Fractional Half (4) of the Northwest Quarter (4) of Section Thirty-six (36) lying South and East of the center of the present channel of Middle River and West of State Highway 7251, and the following described tract of land, to-wit: Commencing at the Northwest corner of the South Fractional Half (4) of the Northwest Quarter (4) of Section Thirty-six (36), and running thence East along the North line of said 80-acre tract to the Northeast corner thereof, thence South to a point 41 rods and 9 links North of the Southeast corner thereof, thence West parallel with the North line thereof 39 rods and 13 links, thence South 1 rod and 9 links, thence West parallel with the North line of said 80-acre tract 29 rods, thence North 20 rods and 13 links, thence West parallel with the North line of said 80-acre tract, 91 rods to the West line thereof, thence North to the place of beginning, and commencing 99 rods and 23 links South of the Northwest corner of Section Thirty-six (36), running thence East 21 rods on a line parallel with the North line of said Section Thirty-six (36), thence South 20 rods and 13 links, thence West 91 rods on a line parallel with the North line of said Section Thirty-six (36), thence North 20 rods and 13 links to the place of beginning, all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa.

This Deed is given for the sole purpose of vesting title to said real estate in the Grantees as Tenants in Common.

NO DECLARATION OF VALUE REQUIRED. EXEMPTION NOS. 10 AND 11 APPLY.

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 Warranty 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 14, 1996

ss: MADISON COUNTY  
On this 14th day of July, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared Phillip S. Bussanmas and Catherine J. Bussanmas  
Phillip S. Bussanmas (Grantor)  
Catherine J. Bussanmas (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.  
[Signature]  
Notary Public (Grantor)

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

