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REAL ESTATE TRANSFER
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Michelle Utsler
RECORDER
1-24-97 Madison
DATE COUNTY

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FILED NO. 1979
BOOK 137 PAGE 173
97 JAN 24 AM 10:57
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Bryan R. Jennings, Reich Law Firm, 801 Main, Adel, Iowa 50003
Individual's Name Street Address (515) City 993-4254 Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of One Dollar(s) and other valuable consideration, Jeanne Jennings a/k/a Jeanne Carol Jennings a/k/a Jeanne S. Jennings, a single person

do hereby Convey to Paul S. Jennings and Kathryn M. Jennings, husband and wife

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Southwest Quarter (1/4) and the Southwest Quarter (1/4) of the Southwest Quarter (1/4), except Ten (10) acres North of the river in the Northwest part thereof and except 0.15 acre more or less described as beginning at a point 33 feet North of the Southwest corner of said Southwest Quarter (1/4) of the Southwest Quarter (1/4), thence East 40 feet, thence North 267 feet, thence North 19°17'24" East 105.95 feet, thence North 56 feet to the North Bank of Howardon Creek, thence West 75 feet along said North Bank, thence South 423 feet to the point of beginning, all in Section Twenty (20), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

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 Dated: January 24, 1997

ss: DALLAS COUNTY, Iowa
On this 24th day of January 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeanne Jennings a/k/a Jeanne Carol Jennings a/k/a Jeanne S. Jennings, a single person

Jeanne S. Jennings
JEANNE JENNINGS a/k/a (Grantor)
JEANNE CAROL JENNINGS a/k/a
JEANNE S. JENNINGS

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.

(Grantor)
(Grantor)

Bryan R. Jennings
Bryan R. Jennings
Notary Public

(Grantor)

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

EX-2-17-98