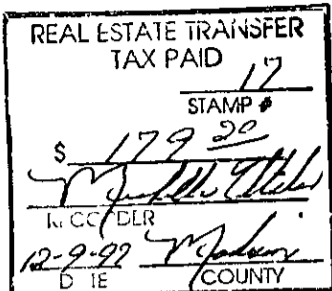


COMPUTER
RECORDED
COMPARED

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



FILED NO 2197
BOOK 138 PAGE 279
97 DEC -9 PM 12:25

DELLE UTSELL
RECORDER
MADISON COUNTY IOWA

Edward M. Flander 223 East Court Winterset IA 50273-0067 (515) 462-4912

Information Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

(\$ 12,500.00) For the consideration of One Hundred Twelve Thousand Five Hundred and no/100 Dollar(s) and other valuable consideration,
John L. Ringgenberg and Constance J. Ringgenberg, husband and wife,

do hereby Convey to
Marvin R. Mitchell

the following described real estate in Madison County, Iowa

The East Half (E1/2) of the Southeast Quarter (SE1/4) of Section Thirty-five (35), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P M, except a tract commencing at the Southeast corner of said Section Thirty-five (35), running thence North 90° 00' 00" West 465 feet, thence North 00° 17' 46" West 373 31 feet, thence North 89° 22' 52" East 465 feet, thence South 00° 17' 50" East 378 34 feet to the place of beginning

This deed is in fulfillment of the contract recorded in Book 133 at page 197 The interest of Mark D King in and to said contract has been assigned to the Grantee

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 DECEMBER 9, 1997

MADISON COUNTY, ss

On this 9th day of December 19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared John L. Ringgenberg and Constance J. Ringgenberg

John L. Ringgenberg (Grantor)
Constance J. Ringgenberg (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

Beth Flander Notary Public

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