

COMPUTER
RECORDED
COMPARED

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

REAL ESTATE TRANSFER
TAX PAID 21
STAMP
\$ 64.80
RECORDED
7-14-97
DATE COUNTY

FILED NO. 169
BOOK 137 PAGE 207
97 JUL 14 AM 11:27
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

JOHN E. CASPER 223 EAST COURT AVENUE P.O. BOX 67 WINTERSSET, IOWA 50273-0067
462-4912



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of -----Forty-one Thousand Dollars-----
Dollar(s) and other valuable consideration,
Frank O. Allen and Frances J. Allen, husband and wife,

do hereby Convey to
Jerry N. Flynn,

the following described real estate in Madison County, Iowa:

A parcel of land described as commencing at the Southwest Corner of Section Seventeen (17), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 90°00' East 925.85 feet along the South line of said Section Seventeen (17) to Point of Beginning, thence North 00°15' East 281.80 feet, thence South 86°56' East 394.75 feet, thence North 00°17' East 93.05 feet, thence North 86°46' East 501.00 feet, thence North 00°24' East 631.30 feet, thence South 89°38' West 290.00 feet, thence North 00°24' East 300.60 feet; thence North 89°38' East 1,106.52 feet to the centerline of a county road; thence South 00°30' West 545.08 feet; thence South 86°51' West 261.00 feet; thence South 29°46' West 875.15 feet to the South line of said Section Seventeen (17), thence North 90°00' West 1,019.25 feet to the Point of Beginning

This Deed is in fulfillment of a Land Contract dated February 1, 1979 and recorded February 12, 1979 in Deed Record 108 at Page 573.

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 acknowledgement 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: June 27, 1997

Crawford COUNTY, ss:

On this 27 day of June, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared Frank O. Allen and Frances J. Allen

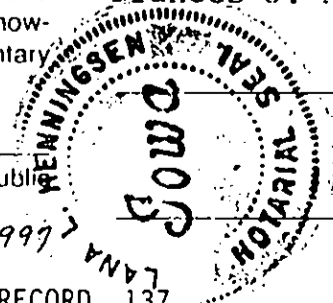
Frank O. Allen
Frank O. Allen (Grantor)

Frances J. Allen
Frances J. Allen (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.

Lana L. Henningsen
Lana L. Henningsen Notary Public (Grantor)

(This form of acknowledgement for individual grantor(s) only)
My Commission Expires Dec 1, 1999 (Grantor)



DEED RECORD 137