

24, 632

COMPUTER   
RECORDED   
UNPAID   
REC \$ 5.00  
AUD \$ 5.00  
P.M.F. \$ 1.00

REAL ESTATE TRANSFER  
TAX PAID 39  
STAMP #  
\$ 39.20  
RECORDED  
7-24-97  
DATE  
COUNTY

FILED NO. 333  
BOOK 137 PAGE 751  
97 JUL 24 AM 11:08  
MICHELLE UTSLEY  
RECORDER  
MADISON COUNTY, IOWA

Reynoldson, Van Werden, Lloyd & Reynoldson, L.L.P., P.O. Box 199, Osceola, Iowa 50213 1-515-342-2157

**WARRANTY DEED**

IN CONSIDERATION OF One Dollar and Other Valuable Consideration,

**Matthew S. Heckman,**

a single person,

do hereby CONVEY unto

**Craig A. Rothamel and Ragina Ann Rothamel,**

husband and wife, as Joint Tenants With Full Right of Ownership in the Survivor,

and not as Tenants in Common,

the following described real estate located in Madison County, Iowa:

Parcel "C" located in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) and of the North Three-fourths of the Northwest Quarter of the Southwest Quarter (N 3/4 NW 1/4 SW 1/4) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-seven (27) West of 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 23, thence on an assumed bearing of North 00°03'56" East along the west line of said Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) a distance of 328.28 feet to the South line of the North three-fourths (3/4) of said Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) and the point of beginning; thence continuing North 00°03'56" East along said West line a distance of 538.78 feet; thence North 89°36'24" East 367.67 feet; thence North 00°09'10" West 175.00 feet; thence north 89°36'24" East 330.00 feet; thence North 00°09'10" West 702.00 feet; thence North 89°36'24" East 630.00 feet to the East line of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 23; thence South 00°09'10" East along said East line a distance of 432.16 feet to the Northeast corner of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 23; thence South 00°16'47" West along the East line of said Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) a distance of 983.66 feet to the south line of the North three-fourths (3/4) of said Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4); thence South 89°36'24" West along said South line a distance of 1322.29 feet to the point of beginning. Said tract contains 30.36 acres and is subject to a Madison County Highway Easement over the westerly 0.41 acres thereof.

Transfer Tax: \$39.20

The Grantor does hereby covenant with the Grantees and successors in interest that the Grantor holds the real estate by title in fee simple; that he has good and lawful authority to sell and convey the same; that the premises are free and clear of all liens and encumbrances whatsoever except as may be stated above; and the Grantor covenants to warrant and defend the premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

IN WITNESS WHEREOF, I have subscribed my name on this 22nd day of July, 1997.

*Matthew S. Heckman*  
Matthew S. Heckman

**CERTIFICATE OF ACKNOWLEDGMENT**

STATE OF IOWA, COUNTY OF CLARKE, ss:

On this 22nd day of July, 1997, before me, a Notary Public in and for said County and State, personally appeared Matthew S. Heckman, a single person, to me known to be the identical person named in and who executed the same as his voluntary act and deed.

*John D. Lloyd*  
Notary Public in and for the State of Iowa