

COMPUTER   
RECORDED   
COMPARED

REC. \$ 5.00  
AUD. \$ 20.00  
R.M.F. \$ 6.00

REAL ESTATE TRANSFER  
TAX PAID 13  
STAMP  
\$ 145.50  
Michelle Utzler  
RECORDER  
5-8-97  
DATE COUNTY

FILED NO. 3120

BOOK 137 PAGE 513

97 MAY -8 PM 3:32

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Leonard M. Flander 223 East Court Winterset IA 50273-0067 (515) 462-4912  
Information Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Ninety-one Thousand Five Hundred and no/100 (\$91,500.00) 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:

TRACT TWO

The South thirty (30) acres of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-nine (29), the South thirty (30) acres of the Southeast Quarter (1/4) of the Southeast Quarter of Section Thirty (30), Northeast Quarter (1/4) of the Northeast Quarter of Section Thirty-one (31), the West Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-two (32), all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land commencing at the Southwest Corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-one (31) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa, thence North 642 feet, thence Southeasterly 552 feet 6 inches to a point 615 feet Northeast of a point on the South line of said Northeast Quarter (1/4) Northeast Quarter (1/4) 542 feet East of the Southwest Corner of said Northeast Quarter (1/4) Northeast Quarter (1/4), thence Southwesterly to a point on the South line of said Northeast Quarter (1/4) Northeast Quarter (1/4) 542 feet East of the Southwest corner thereof, thence West 542 feet to the point of beginning.

This deed is partial fulfillment of the contract recorded in Book 133 at page 197. The interest of Mark D. King in said contract and the real estate described therein has been assigned to the named 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 MISSOURI

Dated: April 21<sup>st</sup>, 1997

STONE COUNTY, SS:

On this 21<sup>st</sup> day of April, 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 Who, executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

(Grantor)

Sandra Mincks  
SANDRA MINCKS  
Notary Public

(Grantor)

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

SANDRA MINCKS Notary Public  
Stone County State of Missouri  
My Commission Expires Mar. 12, 2000