

REAL ESTATE TRANSFER  
TAX PAID 35  
STAMP # 40  
\$ 215  
*Michelle Utsler*  
RECORDER  
5-23-97 / Madison  
DATE COUNTY

COMPUTER   
RECORDED   
COMPARED

BOOK 137 PAGE 561  
97 MAY 23 PM 3:39

REC \$ 5  
AUC \$ 5  
R.M.F. \$ 1.00

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 One Hundred Thirty-five Thousand and no/100 (\$135,000.00)  
Dollar(s) and other valuable consideration,

Leonard Binns and Margaret Binns, husband and wife

do hereby Convey to

Paul B. Nardini

the following described real estate in Madison County, Iowa:

All that part of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Three (3) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, which lies East of a line described as follows: Commencing at a point on the North line of said 40-acre tract 948.5 feet West of the Northeast corner thereof, thence Southerly on a straight line 1317.8 feet to a point on the South line of said 40-acre tract 831.8 feet West of the Southeast corner thereof, excepting therefrom a tract described as follows: Commencing at a point on the South line of said 40-acre tract 615.01 feet East of the Southwest corner thereof, thence Northwesterly on a straight line 186.1 feet to intersect said first described line at a point therein 1201.36 feet Southerly from its place of beginning, thence Southerly along said first described line to the South line of said 40-acre tract, thence East on said South line to the place of beginning, and The South Half (½) of the Northeast Quarter (¼) of Section Three (3) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

This deed is in fulfillment of the real estate contract filed in the Madison County, Iowa Recorder's Office on May 2, 1991 in Book 128 at page 672

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: April 17, 1997

SS:

MADISON COUNTY,

On this 17th day of April,  
19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared  
Leonard Binns and Margaret Binns

*Leonard Binns*  
Leonard Binns (Grantor)

*Margaret Binns*  
Margaret Binns (Grantor)

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.

*Leonard M. Flander*  
Leonard M. Flander  
Notary Public

(Grantor)

(Grantor)

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