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THE IOWA STATE BAR ASSOCIATION
Official Form No. 104

ISBA # 08228 A. Zane Blessum
Blessum Law Firm

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REGISTERED
RECORDED
COMPARED

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

REAL ESTATE TRANSFER
TAX PAID 33
STAMP # 20
\$ 23.20
RECORDED
6-18-97
DATE COUNTY

FILED NO. 3603

BOOK 137 PAGE 628

97 JUN 18 PM 3:06

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
IA (515) 462-1666

Preparer
Information

A. Zane Blessum
Individual's Name

113 N. John Wayne Winterset,
Street Address City

Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of ONE AND NO/100
Dollar(s) and other valuable consideration,
JAN-CAT, INC.
a corporation organized and existing under the laws of
the State of Iowa
does hereby Convey to
MARK L. SWITZER and CATHERINE M. SWITZER, husband and wife as joint
tenants with full rights of survivorship and not as tenants in
common

the following described real estate in Madison County, Iowa:
Parcel "C" in the NE 1/4 of the NE 1/4 of Section 25, Township 76
North, Range 28 West of the 5th P.M., Madison County, Iowa, more
particularly described as follows: Commencing at the NE corner of
said Section 25; thence N89°45'49"W, 614.04 feet to the point of
beginning; thence S00°14'11"W, 406.30 feet; thence N89°45'49"W,
218.94 feet; thence N00°14'11"E, 406.30 feet; thence S89°45'49"E,
218.94 feet to the point of beginning. Parcel "C" contains 3.00
acres.



Deed subject to an easement of egress and ingress running from
Parcel "C" to public Highway 169.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real
estate by title in fee simple; that it has 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 it
covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may
be above stated.
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or
plural number, according to the context.

Dated: 6-18-97

JAN-CAT, INC.

By Mark L. Switzer, Pres. Title

By Catherine M. Switzer, Sec Title

STATE OF IOWA Madison COUNTY, ss:

On this 18 day of June, 19 97 before me, the undersigned, a Notary
Public in and for said State, personally appeared Mark L. Switzer
and Catherine M. Switzer to me personally known, who being by me
duly sworn, did say that they are the President
and Secretary, respectively, of said corporation;
that (no seal has been procured by the said) corporation that
said instrument was signed on behalf of said corporation by authority of its Board of
Directors; and that the said President and
Secretary as such officers, acknowledged the execution
of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily
executed.

Judy [Signature]

Notary Public