

REAL ESTATE TRANSFER
TAX PAID

STAMP # 12

\$ 715

Michelle Utsler
RECORDER

3-5-97 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

REC \$ 5.00
AUD \$ 10.00
R.M.F. \$ 1.00

FILED NO. 23587
BOOK 137 PAGE 305
97 MAR -5 PH 4:05
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information G. Stephen Walters P O Box 230 Winterset IA 515-46-3731
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of One Hundred Thirty-five Thousand & no/100 (\$135,000)
Dollar(s) and other valuable consideration,
E. R. Henning and Carol E. Keeling, husband and wife,

do hereby Convey to
Howard P. Downs

the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-five (25); and the North Half (1/2) of the Northeast Quarter (1/4), and the North Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-six (36), except the following described tract of land, to-wit:
Commencing at the Northwest Corner of said Section Thirty-six (36); thence South 330 feet, thence North 85°04' East 655.80 feet, thence North 00°25' East 330 feet, thence South 85°05' West 658.19 feet along the North line of Northwest Quarter (1/4) of said Section Thirty-six (36) to the point of beginning, said parcel containing 4.96 acres including 0.25 acres of county road right of way; all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

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.

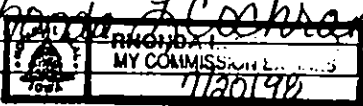
STATE OF IOWA Dated: January 10, 1997

SS: POLK COUNTY,
On this 10 day of January, 19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared E. R. Henning and Carol E. Keeling

E. R. Henning (Grantor)
Carol E. Keeling (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.

Rhonda L. Cochran
Notary Public



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