

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA # 04132 Jordan, Oliver & Walters, P.C
Winterset, Iowa

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

REAL ESTATE TRANSFER
TAX PAID 45
STAMP #
\$ 133.00
Michelle Utzell
RECORDER
8-26-97 Madison
DATE COUNTY

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

FILED NO. 822
BOOK 62 PAGE 4
97 AUG 26 PM 3:44

COMPILED
RECORDED
COMPARED
MICHELLE UTZELL
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver P.O. Box 230 Winterset 462-3731
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of EIGHTY-FOUR THOUSAND ----- (\$84,000)
Dollar(s) and other valuable consideration,
BILL GANOE and ALISOUN GANOE, formerly known as Alisoun Creger,
Husband and Wife,

do hereby Convey to
GAYLA L. WISNIESKI,

the following described real estate in Madison County, Iowa:

Parcel "C" in the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28), City of Winterset, Madison County, Iowa, with a deed description of: Commencing at a point 20 rods North of the SE Corner of the Southwest Quarter (SW¼) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the Fifth P.M., Madison County, Iowa, thence West 16 rods, thence South 4 rods and 5 links, thence East 16 rods, thence North 4 rods and 5 links to the point of beginning more precisely described as: Commencing at the SE corner of the Southwest Quarter (SW¼) of said Section Thirty-six (36); thence North 00°00'00" West along the East line of the Southwest Quarter (SW¼) of said Section Thirty-six (36), 328.76 feet to the Point of Beginning; thence North 89°39'43" West 263.92 feet; thence South 00°00'00" East 69.00 feet; thence South 89°39'43" East 263.92 feet to the East line of said Southwest Quarter (SW¼); thence North 00°00'00" West 69.00 feet to Point of Beginning, containing 0.418 acres.



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: 8-23-97

MADISON COUNTY, ss:

On this 23 day of Aug.,
19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared Bill Ganoe and Alisoun Ganoe

Bill Ganoe
Bill Ganoe (Grantor)

Alisoun Ganoe
Alisoun Ganoe (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.

John S. Shaw



Notary Public

(Grantor)

(Grantor)

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