



WARRANTY DEED

Know All Men by These Presents: That _____
_____ ROY L. BERCH and MARTHA BERCH, husband and wife

_____ in consideration
of the sum of Two Hundred Sixty-five Thousand Five Hundred Dollars (\$265,500.00)
in hand paid do hereby Convey unto _____
_____ CRAIG A. PHILLIPS

Grantees' Address: _____
the following described real estate, situated in _____ Madison _____ County, Iowa, to-wit:

The Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-five (35) and 33 acres described as follows: Commencing at the Northeast corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-four (34) and running thence West 33 rods, thence South 160 rods, thence East 33 rods to the Section line, thence North 160 rods to the place of beginning, all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa



This deed is given in fulfillment of a real estate contract recorded in the office of the Madison County Recorder on December 24, 1981, in Book 115, Page 464.

REGISTER
RECORDED
PREPARED

REC. 5.00
AUD. 10.00
P.M.F. 8.00

REAL ESTATE TRANSFER
TAX PAID 53
STAMP
\$ 424.00
M. Phillips
RECORDER
8-29-91
DATE COUNTY

FILED NO. 893
BOOK 137 PAGE 870
97 AUG 29 PH 3:52
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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.

Signed this 24th day of February, 19 83.

STATE OF IOWA
MADISON COUNTY, SS:

Roy L. Berch
Roy L. Berch
Martha Berch
Martha Berch

On this 24th day of Feb, 19 83, before me, the undersigned, a Notary Public in and for said State, personally appeared Roy L. Berch and Martha Berch

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.

Joan K. [Signature]
Joan K. [Signature] Notary Public in and for the State of Iowa

(Grantor's address)

Please type or print names under signatures as per Sec. 259.3 Code of Iowa