

INDEXED ✓
RECORDED ✓
COMPALED ✓

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

REAL ESTATE TRANSFER	
TAX PAID	
STAMP # <u>14</u>	
\$ <u>75.20</u>	
<i>[Signature]</i>	
RECORDER	<i>[Signature]</i>
DATE <u>9-9-97</u>	COUNTY <u>Madison</u>

FILED NO. 999
BOOK 138 PAGE 1
97 SEP -9 PM 3:04
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of FORTY-SEVEN THOUSAND FIVE HUNDRED ----- (\$47,500) Dollar(s) and other valuable consideration,
GERALD S. GALLAGHER and SHARON R. GALLAGHER, Husband and Wife,

do hereby Convey to
CARRIE L. PERTZBORN,

the following described real estate in Madison County, Iowa:

All that part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-two (22), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying West of the public highways as now used and traveled across said 40-acre tract, excepting therefrom a strip 4 1/2 rods wide off the West side thereof



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: Sept. 8, 1997

On this 8th day of Sept. 1997, before me, the undersigned, a Notary Public and for said State, personally appeared Gerald S. Gallagher and Sharon R. Gallagher

SS: Gerald S. Gallagher (Grantor)

Sharon R. Gallagher (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.

Daniel F. Cook
Daniel F. Cook
Notary Public

(Grantor)
(Grantor)

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