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Michelle Uttsley	
RECORDER	
10-16-97	Madison
DATE	COUNTY

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FILED NO. 1548

BOOK 62 PAGE 109

97 OCT 16 PM 1:02

MICHELLE UTSLIN  
RECORDER  
MADISON COUNTY, IOWA

IOWA REALTY CO.  
3501 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266

COPIES ✓  
RECORDED ✓  
INDEXED ✓

PREPARED BY: G. FISHER, MIDLAND ESCROW, 3501 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 224-6235

\$ 109,000

SPACE ABOVE THIS LINE FOR RECORDER

### WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, DENNIS E. STRAWN AND MARILYN J. STRAWN, HUSBAND AND WIFE, hereby convey unto JEFFREY L. MESSENGER AND TERESA M. MESSENGER, HUSBAND AND WIFE. AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real estate, situated in MADISON County, Iowa:

SEE ATTACHED EXHIBIT "A"

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.**

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; 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 they covenant to warrant and defend said 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 such 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.

Dated OCTOBER, 15, 1997



OFFICIAL SEAL  
DeAnn Lee  
Notary Public - IOWA  
POLK COUNTY  
MY COMMISSION EXPIRES  
3-27-98

By: Dennis E. Strawn  
DENNIS E. STRAWN

By: Marilyn J. Strawn  
MARILYN J. STRAWN

STATE OF IOWA )  
)SS.  
COUNTY OF POLK )

On this 15 day of OCTOBER, A.D. 1997, before me, a Notary Public in and for the State of Iowa, personally appeared DENNIS E. STRAWN AND MARILYN J. STRAWN, HUSBAND AND WIFE, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

DeAnn Lee  
Notary Public in and for Said State

## Exhibit "A"

Parcel "B" located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) and the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-four (24); thence on an assumed bearing of South 00°00'43" East along the east line of said Northwest Quarter (1/4) of the Northwest Quarter (1/4) a distance of 473.13 feet to the point of beginning; thence South 89°24'48" East 168.27 feet; thence South 00°00'43" East 207.51 feet to the north line of Vine Street, City of St. Charles, Iowa; thence North 89°24'48" West along said north line a distance of 234.17 feet; thence North 00°00'43" West 207.51 feet; thence South 89°24'48" East 65.90 feet to the east line of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) said Section Twenty-four (24) and the point of beginning. Said tract contains 1.12 acres, and is a part of a tract of land described in Town Lot Deed Record Book 45, Page 569, Madison County, Iowa, Recorder's Office.

MCA