

COMPARED

REAL ESTATE TRANSFER
TAX PAID <u>23</u>
STAMP #
\$ <u>133.60</u>
<u>Michelle Utsler</u>
RECORDER
<u>2-20-92</u> <u>Madison</u>
DATE COUNTY

Fee \$5.00
Transfer \$5.00

FILED NO. 1958
BOOK 129 PAGE 556
92 FEB 20 PM 3:26
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Eighty-four Thousand and no/100 (\$84,000.00) - - -
Dollar(s) and other valuable consideration, Michael O. Sturm and Cheryl L. Sturm,
husband and wife,

do hereby Convey to Lonny A. Silber and Sherrie J. Silber, husband and
wife,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

Commencing 859 feet South, 89°18' East of the Northwest corner of the East Half (½) of the Southeast Quarter (¼) of the Northwest Quarter (¼) of Section Twelve (12) in Township Seventy-six (76); North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence South, 0°40' West, 825.50 feet; thence South, 69°57' East, 517.50 feet; thence North 82°06' East, 663.0 feet; thence North, 62°48' East, 359.50 feet; thence North, 88°47' East, 376 feet to the center line of the present highway; thence North 20°13' East, along the center line of said highway approximately 748 feet to a point on the North line of the South Half (½) of the Northeast Quarter (¼) of said Section Twelve (12); thence along said line in a Westerly direction 2105 feet to the point of beginning and containing 38.51 acres, more or less.

This instrument is in fulfillment of a real estate contract, dated _____, 1990 and filed for record in the Madison County Recorder's Office on August 31, 1990 in Deed Record Book 128 at page 99.

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 ss:
POLK COUNTY,

Dated: January 27, 1992

On this 27th day of January
before me the undersigned, a Notary Public in and for the State, personally appeared
Michael O. Sturm and Cheryl L. Sturm
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.

Michael O. Sturm (Grantor)
Cheryl L. Sturm (Grantor)

(Grantor)

Tracie J. Shepherd Notary Public
(This form of acknowledgment for individual grantor(s) only)