

WARRANTY DEED

APPROVED BY THE IOWA REAL ESTATE ASSN. NOV. 1992

ACCURATE

FORM NO 118

**Know All Men by These Presents:** That Max J. and Diane F. Anderson

of Polk County and State of Iowa in consideration of the sum of One-Dollar and Other Good and Valuable Consideration DOLLARS in hand paid by Stephen A. and Rosemary R. Lipovac, As Joint Tenants, and not As Tenants-in-Common

of Polk County and State of Iowa do hereby SELL AND CONVEY unto the said Stephen A. and Rosemary R. Lipovac, Husband and Wife, As Joint Tenants and Not As Tenants-in-Common

the following described premises, situated in the County of Madison and State of Iowa, to-wit:

Lot 14 of EVANS RURAL ESTATES, PLAT 2, subdivision of S 1/2 of SE 1/4 of Section 24/77/26, Madison County, Iowa

This Deed is Given Subject to a Real Estate Contract Filed 1-15-91 at Book 128 Page 387. Andersons hereby assign their vendors interest in and said contract.

R. Tom Fe:  
LIPOVAC & ASSOCIATES  
SUITE 482  
1025 ASHWORTH ROAD  
WEST DES MOINES IOWA 50265

COPIED

FILED NO. 1757

Fee \$5.00  
Transfer \$5.00

BOOK 131 PAGE 98

93 JAN 12 AM 9:57

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

And We hereby covenant with the said Stephen A. and Rosemary R. Lipovac that We hold said premises by good and merchantable title; that We have good right and lawful authority to sell and convey the same; that they are free and clear from all liens and incumbrances whatsoever, except as above stated.

And We covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever, except as above stated.

And the said Diane E. Anderson hereby relinquishes Her rights of dower and homestead in and to the above described premises.

Signed the 30th day of December A. D. 1992

X *Max J. Anderson*  
X *Diane F. Anderson*

STATE OF IOWA

Polk County } ss.

On this 30th day of December, A. D. 1992, before me, Maureen F. Van Gaal a Notary Public in and for Polk County, Iowa, personally appeared Max J. Anderson and Diane F. Anderson

to me known to be the person named in and who executed the foregoing instrument and acknowledged that They executed the same as Their voluntary act and deed.



*Maureen F. Van Gaal*

Notary Public in and for Polk County, Iowa

My commission expires February 10, 1995