

REC \$ 5.00  
AUD \$ 5.00

COMPUTER   
RECORDED   
COMPARED

REAL ESTATE TRANSFER TAX PAID <u>25</u>	
STAMP #	
\$ <u>47.20</u>	
<u>[Signature]</u>	
RECORDER	
<u>6-11-93</u>	<u>[Signature]</u>
DATE	COUNTY

FILED NO. 3154  
BOOK 131 PAGE 633  
93 JUN 11 PM 12:00  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA



SPECIAL WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of THIRTY THOUSAND----- (\$30,000.00)  
Dollar(s) and other valuable consideration, Glenn Hartz, Single

do hereby Convey to Craig W. Cross and Rebecca Renee Cross

the following described real estate in Madison County, Iowa:

Commencing at the Southwest corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and being the point of beginning, thence North 83 degrees 45 minutes East 260.00 feet along the quarter section line, thence North 00 degrees 00 minutes 302.00 feet, thence South 87 degrees 56 minutes west 258.62 feet to the west line of said Northeast Quarter (NE $\frac{1}{4}$ ), thence South 00 degrees 00 minutes 321.00 feet to the point of beginning. Said parcel contains 1.85 acres including 0.20 acres of county road right-of-way.

NOTE: The west line of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-six (26) is assumed to bear due north and south.

This Deed is given in fulfillment of a Real Estate Contract dated November 30, 1978, and recorded in the Office of the Madison County Recorder on the 7th day of February, 1979, at Book 108 Page 571.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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:

Dated: May 3, 1993

MADISON COUNTY,  
On this 3 day of May, 1993, before me the undersigned, a Notary Public in and for said State, personally appeared Merlyn Hartz

[Signature]  
GLENN HARTZ (Grantor)  
By: Merlyn Hartz - Attorney-in-Fact

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.

\_\_\_\_\_  
(Grantor)  
\_\_\_\_\_  
(Grantor)  
\_\_\_\_\_  
(Grantor)

[Signature]  
Notary Public

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