

COMPUTER
RECORDED
COMPARED



WARRANTY DEED

Know All Men by These Presents: That Karen L. Elderkin and Gary W. Elderkin, wife and husband; Duane Frey, an unmarried person; Gary A. Frey and Robin Lea Frey, husband and wife; Louise Welty, an unmarried person; and Karen L. Elderkin, as Trustee of the Florence E. Frey Trust, a Trust Under the Will of Florence E. Frey, Deceased,

in consideration* of the sum of Thirty-two Thousand and no/100- - - - - (\$32,000.00)

in hand paid do hereby Convey ~~with an undivided one-half (1/2) interest to Duane Frey and the remaining undivided one-half (1/2) interest to Karen L. Elderkin and Gary W. Elderkin, as joint tenants with full rights of survivorship and not as tenants in common,~~

Grantees' Address: R R 1, Box 257, Winterset, IA 50273 & R R 3, Box 124, Winterset IA 50273
the following described real estate, situated in Madison County, Iowa, to-wit:

The Southeast Quarter (1/4) of the Southwest Quarter (1/4) and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa, except the following described portion thereof:

Commencing at the Southeast Corner of the SW 1/4 of the SE 1/4 of Section 12, T75N, R27W of the 5th P. M., Madison County, Iowa; thence, along the South line of said Section 12, South 90° 00' 00" West 226.80 feet to the Point of Beginning; thence, continuing along said South line, South 90° 00' 00" West 808.81 feet; thence North 00° 18' 24" East 265.92 feet; thence North 90° 00' 00" East 365 feet; thence South 61° 52' 51" East 118.88 feet; thence North 89° 23' 14" East 337.56 feet; thence South 00° 00' 00" 213.50 feet to the Point of Beginning. Said parcel of land contains 4.445 acres, including 1.018 acres of county road right of way.

This Warranty Deed is given in fulfillment of a recorded Real Estate Contract dated October 11, 1988, and recorded in Book 124 on page 755.

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; 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 said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

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.

Signed this 9th day of March, 1993

* Real Estate Transfer Tax: See Chapter 426A, the Code 1973

**REAL ESTATE TRANSFER
TAX PAID**
23
STAMP #
\$ 50.46
Michelle Utzler
RECORDER R R 3,
3-9-93 Madison
DATE COUNTY

FILED NO. 2232

BOOK 131 PAGE 255

93 MAR -9 PM 3:57

MICHELLE UTZLER
RECORDER
WINTERSSET, IOWA

Karen L. Elderkin
Karen L. Elderkin (Grantor)

R R 3, Box 124, Winterset IA 50273
(Address of Grantor)

Gary W. Elderkin
Gary W. Elderkin (Grantor)

R R 3, Box 124, Winterset IA 50273
(Address of Grantor)

Duane Frey
Duane Frey (Grantor)

R R 1 Box 267, Winterset IA 50273
(Address of Grantor)

Gary A. Frey
Gary A. Frey (Grantor)

R R 1 Box 121 St. Charles IA 50240
(Address of Grantor)

Robin Lea Frey
Robin Lea Frey (Grantor)

R R 1 Box 121, St. Charles IA 50240
(Address of Grantor)

Louise Welty
Louise Welty (Grantor)

415 North 2nd Street, Winterset IA 50273
(Address of Grantor)

Karen L. Elderkin
Karen L. Elderkin, (Grantor) as trustee of the Florence E. Frey Trust, a Trust Under the Will of Florence E. Frey, Deceased.

R R 3, Box 124, Winterset IA 50273
(Address of Grantor)

STATE OF IOWA MADISON COUNTY, ss:

On this 9th day of March, 19 93, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Karen L. Elderkin, Gary W. Elderkin, Duane Frey, Gary A. Frey, Robin Lea Frey, and Louise Welty



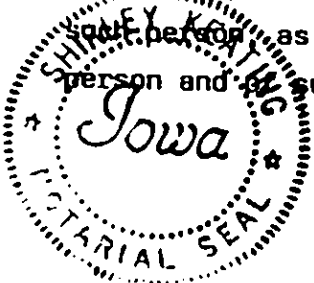
to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Shirley Keating

Shirley Keating, Notary Public in and for said County and said State.

STATE OF IOWA, MADISON COUNTY, ss:

On this 9th day of March, 1993, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Karen L. Elderkin, as trustee of the Florence E. Frey Trust, a Trust Under the Will of Florence E. Frey, Deceased, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that ~~such person~~ as such fiduciary, executed the same as the voluntary act and deed of such person and ~~as~~ such fiduciary.



Shirley Keating
Shirley Keating, Notary Public in and for the State of Iowa