



WARRANTY DEED

Know All Men by These Presents: That Michelle Utsler and Larry H. Utsler, Wife and Husband

of the sum of One Dollar (\$1.00) in consideration in hand paid do hereby Convey unto Larry H. Utsler and Michelle Utsler, as Joint Tenants with full rights of survivorship, and not as Tenants in Common

Grantees' Address: RR 3, Winterset, Iowa 50273
the following described real estate, situated in Madison County, Iowa, to-wit:

Lot One (1) of Seven Oaks Subdivision, a subdivision of a portion of the South 60 acres of the West Half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and a portion of Lot Two (2) of said Seven Oaks Subdivision described as beginning at the Southeast corner of said Lot Two (2); thence North 7°52' West 229.52 feet; thence North 40°46' West 58.94 feet; thence South 86°23' West 253.75 feet; thence South 0°26' East 267.59 feet to the South line of said Lot Two (2); thence North 87°56' East 321.33 feet to point of beginning, containing 1.874 acres, including 0.298 acres of county road right of way.

Deed between Husband & Wife. See Iowa Code 428A.2 Exemption #11

FILED NO. 2351

Fee \$5.00
Transfer \$5.00

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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 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 22nd day of March, 19 93

STATE OF Iowa
Madison COUNTY, ss:

Larry H. Utsler
Larry H. Utsler

On this 22nd day of March, 19 93, before me, the undersigned, a Notary Public in and for said State, personally appeared Larry H. Utsler & Michelle Utsler

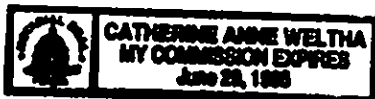
Michelle Utsler
Michelle Utsler

RR 3, Winterset, Iowa 50273
(Grantor's address)

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.

Catherine A. Weltha

Notary Public in and for the State of Iowa



Place
type
or
print
names
under
signa-
tures
as per
I.C.
428A.2
Code of
Iowa