

18,000

FIRST REALTY, LTD.  
P. O. BOX 10343  
DES MOINES, IA 50306

PROPERTY ADDRESS:  
RR 1 BOX 25  
EARLHAM, IOWA 50072

#18 1500

REAL ESTATE TRANSFER
TAX PAID 9
STAMP #
\$28.00
Michelle Utsler
RECORDER
10-8-93 Madison
DATE COUNTY

COMPUTER   
RECORDED   
COMPARED

REC \$11.00  
AUD \$5.10

FILED NO. 913  
BOOK 132 PAGE 134  
93 OCT -8 PM 12:02  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That DONALD D. JOHNSON AND MARJORIE A. DEINES-JOHNSON, HUSBAND AND WIFE, in consideration of the sum of ONE Dollar and other good and valuable consideration in hand paid do hereby Convey unto TIM P. SCHULTZ, A SINGLE PERSON the following described real estate, situated in MADISON County, Iowa, to-wit:

THAT PART OF A PARCEL DESCRIBED AS: THE NORTH TEN (10) ACRES OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION FOUR (4), IN TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA SUBJECT TO AN EASEMENT THIRTY (30) FEET IN WIDTH OFF FROM THE ENTIRE WEST SIDE THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION FOUR (4), IN TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION FOUR (4); THENCE ON AN ASSUMED BEARING OF SOUTH 89°53'26" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (1/4) 398.71 FEET; THENCE SOUTH 00°26'26" WEST 327.70 FEET; THENCE NORTH 89°53'56" EAST 398.71 FEET; THENCE NORTH 00°26'26" EAST 327.76 FEET TO THE NORTH EAST CORNER OF SAID SOUTHEAST QUARTER (1/4) AND THE POINT OF BEGINNING, SAID TRACT CONTAINS 3.00 ACRES MORE OR LESS AND IS SUBJECT TO A MADISON COUNTY HIGHWAY EASEMENT OVER THE NORTHERLY 0.37 ACRES THEREOF AND IS SUBJECT TO ANY ENCUMBRANCES OF RECORD

SUBJECT TO ALL BUILDING RESTRICTIONS AND EASEMENTS OF RECORD.

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 it covenants 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 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.

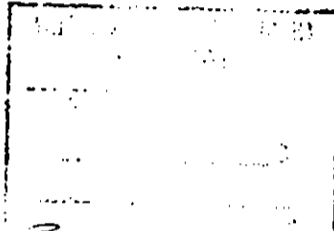
Signed this 4 day of OCTOBER, 1993.

By: Donald D. Johnson  
DONALD D. JOHNSON

By: Marjorie A. Deines-Johnson  
MARJORIE A. DEINES-JOHNSON

STATE OF IOWA )  
 )SS.  
COUNTY OF MADISON)

RECEIVED  
03/10/2004  
GERARD



On this 4 day of OCTOBER, A.D. 1993, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared DONALD D. JOHNSON AND MARJORIE A. DEINES-JOHNSON, HUSBAND AND WIFE known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

*Gail D. Fisher*  
\_\_\_\_\_  
Notary Public in and for Said State

