



WARRANTY DEED

Know All Men by These Presents: That Fred Pickering Jr., a single person

in consideration of the sum of Eight-four Thousand and no/100 (\$84,000.00) in hand paid do hereby Convey unto Victor H. Lochmann and Janine M. Lochmann, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common

Grantees' Address: RR 1 Box 40 Truro, Iowa 50257
the following described real estate, situated in Madison County, Iowa, to-wit:

The West Half (1/2) of the West Half (1/2) of the Northeast Quarter (1/4) of Section Twelve (12) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This deed is in fulfillment of real estate contract dated May 1, 1985 and filed for record at the Office of Recorder of Madison County on November 12, 1985 in Book 120 of Deeds on Page 353.

REAL ESTATE TRANSFER TAX PAID 19
STAMP #
\$ 133.60
Michelle Utsler
RECORDER
6-14-94 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 10.00

FILED NO. 3470
BOOK 133 PAGE 46
94 JUN 14 PM 3:35
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 13 day of June, 19 94.

STATE OF Iowa COUNTY, Madison ss:

On this 13 day of June, 19 94, before me, the undersigned, a Notary Public in and for said State, personally appeared Lyne Pickering and Fred Pickering Jr.

XXXXXXXX
Fred Pickering Jr.
913 NW 9th Avenue
Altoona, Iowa 50009
(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.

Judy A. Little
Notary Public in and for the State of Iowa

JUDY A. LITTLE
MY COMMISSION EXPIRES
3/14/97

Please type or print names under signatures as per Sec. 239.2 Code of Iowa