

17,000

REC \$ 10.00
AUD \$ 5.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED

REAL ESTATE TRANSFER
TAX PAID 29
STAMP #
\$ 29.50
[Signature]
RECORDER
2-23-93 Madison
DATE COUNTY

FILED NO. 2215

BOOK 132 PAGE 531

94 FEB 23 AM 9:19

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of SEVENTEEN THOUSAND AND NO/100---- (\$17,000.00)
Dollar(s) and other valuable consideration,
HARVEY E. FLORES and HILDRETH N. FLORES, Trustees of the HARVEY E.
FLORES TRUST and THE HILDRETH N. FLORES TRUST dated February 13,
1992, and any amendments thereto,
do hereby Convey to
RONALD R. SHAFFER and/or BRENDA J. SHAFFER

the following described real estate in Madison County, Iowa:

A tract of land in the Northeast Quarter of the Northwest Quarter
(NE 1/4 NW 1/4) of Section Four (4), Township Seventy-six (76)
North of Range Twenty-seven (27) West of the 5th P.M., Madison
County, Iowa, described as follows: Commencing at the Northwest
corner of the Northeast Quarter (1/4) of the Northwest Quarter
(1/4) of Section 4, Township 76, Range 27, thence 700 feet East to
the point of beginning, thence West 700 feet to the Northwest
corner of said quarter section, thence South along the West line of
said quarter section 550 feet, thence Northeasterly to a point that
is 700 feet Northeasterly from last described point and 440 feet
Southwesterly from point of beginning, thence Northeasterly 440
feet to the point of beginning.

This deed is given in satisfaction of a Real Estate Contract
Recorded in Book 122, Page 187 of the Recorder's Office of Madison
County, Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant 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 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

Dated: 12-2-93

Polk COUNTY, ss:

On this 2 day of December,
1993, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Harvey E. Flores
Hildreth N. Flores

Harvey E. Flores
Harvey E. Flores, Trustee (Grantor)

Hildreth N. Flores
Hildreth N. Flores, Trustee (Grantor)

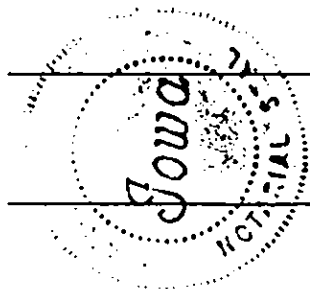
to me known to be the identical persons named in
and who executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed.

Annita S. Olson
Comm Exp 10-21-94
Notary Public

(Grantor)

(Grantor)

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



STATE OF IOWA :

:ss

MADISON COUNTY:

On this 2nd day of December, 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared Harvey E. Florer and Hildreth N. Florer, to me personally known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that such persons, as such fiduciaries, executed the same as the voluntary act and deed of such persons and of such fiduciaries.



Anita L. Olson
Notary Public in and for the State of Iowa
Comm Exp. 10-21-94