

REAL ESTATE TRANSFER  
TAX PAID 32  
STAMP #  
\$ 6800  
Michelle Utsler  
RECORDER  
3-23-94 Madison  
DATE COUNTY

COMPUTER   
RECORDED   
COMPARED   
REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

FILED NO. 2502  
BOOK 59 PAGE 150  
94 MAR 23 PM 2:17  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of FORTY-THREE THOUSAND-----(\$43,000.00)  
Dollar(s) and other valuable consideration,  
A. Carroll Meyer, Trustee of the A. Carroll Meyer Revocable Trust  
Under Trust Agreement dated January 11, 1992  
do hereby Convey to Roger L. Stalheim and Karen A. Stalheim

the following described real estate in Madison County, Iowa:

Parcel A in Lot 1 of Gold Buffet Subdivision in the Northwest Fractional Quarter (NW Fr. 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Fractional Quarter (NW Fr. 1/4) of the Northwest Quarter (NW 1/4) of Section 31, Township 76 North, Range 27 West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South 89°15'30" East 50.00 feet to the East line of First Street (John Wayne Drive); thence along said East line North 00°00'00" 198.42 feet to the point of beginning. Thence continuing North 00°00'00" 106.70 feet; thence South 89°15'30" East, 51.09 feet; thence South 73°02'44" East, 30.00 feet; thence South 89°15'30" East, 34.34 feet; thence South 00°00'00", 71.07 feet; thence North 89°15'30" West, 19.91 feet; thence South 00°00'00" 27.25 feet; thence North 89°15'30" West, 94.23 feet to the point of beginning. Said parcel of land contains 11.227 square feet.

Subject to a 20 foot wide ingress and egress easement along the South side thereof; a 20 foot wide easement for ingress and egress along the East side thereof; and, a 7.5 foot easement along the North side thereof to allow Grantor ingress and egress to the Grantor's other land lying East and North of the above-described property.

These easements are perpetual in nature and run with the land.

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF MISSOURI,  
ss:  
Clay COUNTY,

DATED: February 24, 1994

On this 5 day of March  
19 94, before me, the undersigned, a Notary Public  
in and for said State, personally appeared  
A. Carroll Meyer, Trustee,

A. Carroll Meyer  
A. Carroll Meyer, Trustee (Grantor)

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

\_\_\_\_\_  
(Grantor)  
\_\_\_\_\_  
(Grantor)

David Lee Wells  
Notary Public  
(This form of acknowledgement for individual grantor(s) only)

DAVID LEE WELLS  
NOTARY PUBLIC - STATE OF MISSOURI  
COMMISSIONED IN PLATTE COUNTY  
MY COMMISSION EXPIRES OCT. 10, 1994 (Grantor)