

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

ISBA# 02249 Randy V. Hafner  
Van Werden, Hulse & Hafner

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER  
TAX PAID 37  
STAMP #  
\$ 24.00  
*Michelle Utsler*  
RECORDER  
3-29-94 Madison  
DATE COUNTY

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

FILED NO. 2557  
BOOK 132 PAGE 618  
94 MAR 29 AM 11:23  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
INDEXED   
COMPARED

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of one  
Dollar(s) and other valuable consideration,  
James D. Carey, also known as Jim Carey, and Donna Carey, husband  
and wife,

do hereby Convey to  
Lew C. Heldenbrand and LeeAnn Heldenbrand

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described  
real estate in Madison County, Iowa:

That part of the Southeast Quarter (1/4) of the Southeast Quarter (1/4)  
of Section Twelve (12), Township Seventy-six (76) North, Range  
Twenty-nine (29) West of the 5th P. M., Madison County, Iowa,  
described as follows: Beginning at the Northeast Corner of the  
Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section  
Twelve (12), thence on an assumed bearing of North 89°59'38" West  
along the North line of said Southeast Quarter (1/4) of the Southeast  
Quarter (1/4) 610.90 feet, thence South 00°00'00" East 307.46 feet,  
thence South 88°26'38" East 611.12 feet to the East line of said  
Southeast Quarter (1/4) of the Southeast Quarter (1/4), thence North  
00°00'00" East along said East line 323.99 feet to the Northeast  
Corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of  
said Section Twelve (12) and the point of beginning, said tract  
contains 4.43 Acres more or less and is subject to a Madison County  
Highway easement over the Easterly 0.31 Acres thereof and is  
subject to any encumbrances of record.

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: March 23, 1994

Madison COUNTY, ss:

On this 23rd day of March,  
199 4, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
James D. Carey, also known as  
Jim Carey, and Donna Carey,  
husband and wife,

*James D. Carey*  
James D. Carey (Grantor)

*Donna Carey*  
Donna Carey (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. (Grantor)

*George J. Bown*  
My Commission Expires 10-21-95  
Notary Public (Grantor)

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