

REAL ESTATE TRANSFER  
TAX PAID 7  
STAMP #  
\$ 33.20  
Michelle Utsler  
RECORDER  
4-6-94 Madison  
DATE COUNTY

COMPUTER   
RECORDED   
COMPARED

FILED NO. 2627

BOOK 132 PAGE 631

94 APR -6 AM 8:45

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

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

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of Fifteen Thousand and no/100 (\$15,000.00) - - - - -  
Dollar(s) and other valuable consideration, Glenn V. Cline and Patricia R. Cline,  
husband and wife

do hereby Convey to Roger Goranson and Marcia Goranson, as Joint Tenants with  
Full Rights of Survivorship, and not as Tenants in Common,

the following described real estate in Madison County, Iowa:

Parcel A in the Southwest Fractional Quarter (1/4) of the Southwest Quarter (1/4)  
of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-seven  
(27) West of the 5th Principal Meridian, Madison County, Iowa, more  
particularly described as follows:

Commencing at the Southwest Corner of Section Nineteen (19), Township  
Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison  
County, Iowa; thence, along the West line of the Southwest Fractional Quarter  
of the Southwest Quarter (1/4) of said Section Nineteen (19), North 00°00'22"  
West, 450.68 feet to the point of beginning. Thence continuing along said  
West line, North 00°00'22" West 292.00 feet; thence South 89°21'59" East,  
447.56 feet; thence South 00°00'22" East, 292.00 feet; thence North 89°21'59"  
West, 447.56 feet to the point of beginning. Said Parcel A contains 3.000  
Acres including 0.849 Acres of public highway right-of-way.

Grantor reserves an easement for utility purposes over and across the real  
estate. The easement area shall be 15 feet on either side of a line which  
extends to a point on the South line of said Parcel A which is 135.62 feet  
East of the SW Corner of said Parcel A to a point on the North line of said  
Parcel A which is 147.76 feet East of the Northwest corner of said Parcel A.

Grantor or his transferees or assignees may install underground, surface, or  
above surface utility lines, pipes, equipment and materials incident to, for  
electric, gas or water utilities; repair, replace, maintain or remove such  
lines or pipes, equipment or materials incident to such utility lines and  
shall have the right of ingress and egress for the purposes of this easement.

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 IOWA

DATED: April 5, 1994

MADISON COUNTY, ss:

On this 5 day of April,  
19 94, before me, the undersigned, a Notary Public  
in and for said State, personally appeared \_\_\_\_\_  
Glenn V. Cline and \_\_\_\_\_  
Patricia R. Cline

Glenn V. Cline  
Glenn V. Cline (Grantor)

Patricia R. Cline  
Patricia R. Cline (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.

Beth Flander  
Beth Flander, Notary Public

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

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

(Grantor)