

38,500

### WARRANTY DEED

IOWA REALTY CO., INC.  
3501 Westown Parkway  
West Des Moines, Iowa 50266

Know All Men by These Presents: That Roberta J. Jacobs, a single person

\_\_\_\_\_ in consideration  
of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION  
in hand paid do here Convey unto Thomas Lee Moss and Tracie Lee Rohner,

as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate,  
situated in Madison County, Iowa, to-wit:

All that part of the East One-half (E $\frac{1}{2}$ ) of the Southwest  
Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section  
Two (2), lying West and South of the Public road as  
established in the year 1954, and containing 0.5 acres,  
more or less, all in Township Seventy-six (76) North,  
Range Twenty-eight (28) West of the 5th P.M., in Madison  
County, Iowa,

FILED NO. 2894

COMPUTER   
RECORDED   
COMPARED

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

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MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Subject to and together with any and all easements, covenants and restrictions of record.

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 20 day of April, 19 94.

Roberta J. Jacobs  
Roberta J. Jacobs

STATE OF IOWA, \_\_\_\_\_  
COUNTY OF Madison ss.

On this 20 day of April, 19 94 before me,  
the undersigned, a Notary Public in and for said County, in said  
State, personally appeared Roberta J. Jacobs, a  
single person

REAL ESTATE TRANSFER  
TAX PAID 38  
STAMP #  
50  
RECORDED  
4-22-94 Madison  
DATE COUNTY

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.

Cynthia J. Robertson  
1-29-96 Notary Public in and for said County.