

40,400

# WARRANTY DEED

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

**Know All Men by These Presents:** That Mark C. Grossman and Lynne Grossman,  
husband and wife,

\_\_\_\_\_ in consideration  
of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION  
in hand paid do here **Convey** unto Ronald Rosander

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:

The East One Half (E1/2) of the Northeast Quarter (NE 1/4) and the East  
Five (5) acres of the Northwest Quarter (NW 1/4) Northeast Quarter (NE 1/4)  
in Section 22-74-26, West of the 5th P.M., except; Beginning at the Northeast  
corner of said Section 22, thence along the east line of the Northeast Quarter  
of said section on an assumed bearing of South 00°00'00" East a distance of  
341.83 feet; thence North 89°07'55" West 1038.14 feet; thence along an existing  
fence, North 00°09'58" East 251.64 feet to the north line of aforesaid  
Northeast Quarter; thence along said north line, North 85°53'39" East  
1039.96 feet to the Point of Beginning.

This Deed given in fulfillment of one certain real estate contract recorded  
in Book 118 Page 660, Madison County Records.

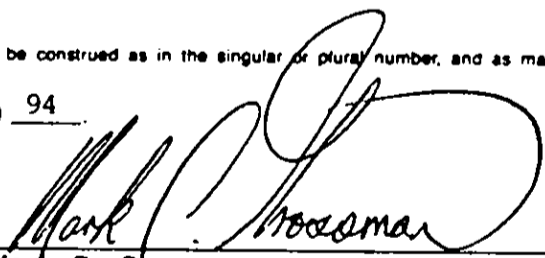
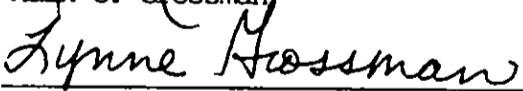
Subject to and together with any and all easements, covenants and restrictions of record.

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.

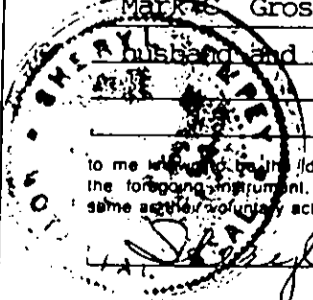
Words and phrases herein, including acknowledgment hereof shall be construed as in the singular or plural number, and as masculine or  
feminine gender, according to the context

Signed this 27 day of December, 19 94

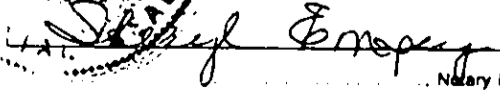
  
\_\_\_\_\_  
Mark C. Grossman  
  
\_\_\_\_\_  
Lynne Grossman

STATE OF IOWA,  
COUNTY OF POLK ss.

On this 27 day of December, 19 94 before me,  
the undersigned, a Notary Public in and for said County, in said  
State, personally appeared  
Mark C. Grossman and Lynne Grossman,  
husband and wife,



to me known to be the identical persons named in and who executed  
the foregoing instrument, and acknowledged that they executed the  
same act(s) voluntarily act and deed.

  
\_\_\_\_\_  
Notary Public in and for said County.

REAL ESTATE TRANSFER  
TAX PAID 40  
STAMP #  
\$ 64.00  
Michelle Utaley  
RECORDER  
12-30-95 Madison  
DATE COUNTY

FILED NO. 1695  
BOOK 133 PAGE 699  
94 DEC 30 AM 10:09  
MICHELLE UTALAY  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPARED

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