

REAL ESTATE TRANSFER  
TAX PAID 41  
STAMP #  
\$ 71.30  
Michelle Utsler  
RECORDER  
12-30-94 Madison  
DATE COUNTY

REC \$ 10.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

FILED NO. 1696  
BOOK 133 PAGE 700  
94 DEC 30 AM 10:10  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPARED



SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED

For the consideration of Forty-five Thousand and no/100 (\$45,000.00) - - - -  
Dollar(s) and other valuable consideration, Ronald Rosander and Jane M. Rosander,  
husband and wife,

do hereby Convey to Bette L. Van Gundy

the following described real estate in Madison County, Iowa:

The East One-half (1/2) of the Northeast Quarter (1/4) and the East Five (5) acres of the Northwest Quarter (1/4) Northeast Quarter (1/4) in Section 22-74-26, West of the 5th P.M., except; Beginning at the Northeast Corner of said Section Twenty-two (22), thence along the east line of the Northeast Quarter (1/4) 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 (1/4); thence along said north line, North 85°53'39" East 1039.96 feet to the Point of Beginning

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: December 28, 1994

MADISON COUNTY, IOWA

On this 28<sup>th</sup> day of December, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Ronald Rosander

Ronald Rosander  
Ronald Rosander (Grantor)

Jane M. Rosander  
Jane M. Rosander (Grantor)

to me, who are the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Leonard M. Flander  
Leonard M. Flander, Notary Public  
(This form of acknowledgement for individual grantor(s) only)

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

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

STATE OF IOWA COUNTY, ss:

On this 29<sup>th</sup> day of December, 19 94 before me, the undersigned, a Notary Public in and for said State, personally appeared Jane M. Rosander

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.

NANCY CUMBERLAND  
MY COMMISSION EXPIRES

Nancy Cumberland  
\_\_\_\_\_, Notary Public



STATE OF \_\_\_\_\_ COUNTY, ss:

On this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_

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.

\_\_\_\_\_  
\_\_\_\_\_, Notary Public