

21,000

REAL ESTATE TRANSFER TAX PAID
 STAMP # 9
 \$ 32.80
Michelle Utsler
 RECORDER
8-9-94 Madison
 DATE COUNTY

COMPUTER
 RECORDED
 COMPARED

REC \$ 10⁰⁰
 AUD \$ 5⁰⁰
 R.M.F. \$ 1⁰⁰

FILED NO. 345
 BOOK 133 PAGE 258
 94 AUG -2 PM 3: 25
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Space above this line for Recorder

**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One Dollar and other valuable consideration, Boone State Bank & Trust Company, a corporation organized and existing under the laws of Iowa does hereby convey to Kenneth L. Spetman, Jr. and Paulette Spetman, husband and wife, the following described real estate in Madison County, Iowa:

That part of the Southeast Quarter (SE $\frac{1}{4}$) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Northwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Three (3); thence on an assumed bearing of North 83°58'40" East along the north line of said Southeast Quarter (SE $\frac{1}{4}$) 896.91 feet to the point of beginning; thence North 83°58'40" East along said north line 360.00 feet; thence South 04°10'30" East 363.00 feet; thence South 83°58'40" West 360.00 feet; thence North 04°10'30" West 363.00 feet to the north line of said Southeast Quarter (SE $\frac{1}{4}$) and the point of beginning. Said tract contains 3.00 acres and is subject to a Madison County Highway Easement over the northerly 0.11 acres thereof.

(This deed is being given in fulfillment of a real estate contract between grantor as seller and grantees as buyers. Said contract is dated March 8, 1988, and was recorded in Book 124, Page 236 of the record of the Madison County Recorder's Office, and is exempt under exemption no. 1.)


Grantor warrants title only to the date of said real estate contract, that being March 8, 1988.

The corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated.

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

Dated: June 13, 1994

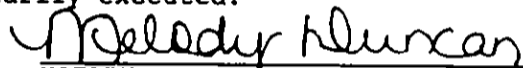
BOONE STATE BANK & TRUST COMPANY
 By *Norman E. Tolsdorf*
 Norman E. Tolsdorf, Agent



STATE OF IOWA:
:ss:
Boone COUNTY:

On this 13th day of June, 1994, before me, the undersigned, _____, Public, personally appeared Norman E. Tolsdorf, to me personally known, being by me duly sworn, did say that he is the agent of said corporation executing the within and foregoing instrument to which this is attached, that the seal affixed thereto is the seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its Board of

Directors; and that the said Norman E. Tolsdorf as agent acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.


NOTARY PUBLIC

