

28,000

WARRANTY DEED

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

Know All Men by These Presents: That Harley Eugene Curtis, a single
person

_____ in consideration
of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION
in hand paid do here Convey unto Jerry Grinder and Karen Grinder, Husband and Wife

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:

**Lots Fourteen (14) and Fifteen (15) of Hogue
Subdivision; an Official Plat of the Southwest
Quarter (1/4) of the Southeast Quarter (1/4)
and the North Half (1/2) of the Southeast
Quarter (1/4) of the Southeast Quarter (1/4),
of Section Twelve (12), in Township Seventy-
six (76) North, Range Twenty-six (26) West of
the 5th P.M., Madison County, Iowa, subject
to easement for public road along the East
side thereof;**

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 9 day of 8, 19 94

Harley Eugene Curtis
Harley Eugene Curtis

STATE OF IOWA, _____ ss.
COUNTY OF Warren
On this 9 day of August, 19 94 before me,
the undersigned, a Notary Public in and for said County, in said
State, personally appeared Harley Eugene Curtis,
a single person

COMPUTER
RECORDED
COMPARED

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

FILED NO. 420

BOOK 133 PAGE 283

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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 Laxton
Notary Public in and for said County
NANCY LAXTON
MY COMMISSION EXPIRES
7-10-97

REAL ESTATE TRANSFER
TAX PAID 19
STAMP #
\$ 44.00
Michelle Utsler
RECORDER
8-10-94 Madison
DATE COUNTY