

92,500

WARRANTY DEED

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

Know All Men by These Presents: That Frank M. Cardamon and Ruth Ann Cardamon, husband and wife

in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION in hand paid do here Convey unto Jane L. Copeland

the following described real estate, situated in Madison County, Iowa, to-wit:

All that part of Lot Four (4) lying South of the following described line: Beginning at a point on the East line of said Lot Four (4) 30 feet South of the Northeast corner of said Lot Four (4), thence Westerly on a bearing of North 88°32' West a distance of 190.8 feet, thence North 58°37' West a distance of 316.5 feet to the Northeast corner of Lot Seven (7); and all that part of Lot Five (5) lying North of the following described line: Beginning at a point on the East line of said Lot Five (5) 100 feet South of the Northeast corner of said Lot Five (5), thence Westerly on a bearing of South 81°43' West a distance of 465.7 feet to the Southeast corner of Lot Seven (7), being a point on the West line of said Lot Five (5); all of the Final Plat of Berglund Rural Estates Sub-District in the Northwest Quarter (1/4) of Section Thirty-two (32), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and containing 2.97 acres,

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 18 day of September, 1994

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

COMPUTER [checked]
RECORDED [checked]
COMPARED [checked]

Frank M. Cardamon
Ruth Ann Cardamon

STATE OF IOWA,
COUNTY OF Polk ss.

On this 18 day of September, 1994 before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Frank M. Cardamon and Ruth Ann Cardamon, 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 as their voluntary act and deed

[Signature of Notary]

PAT SAMMLER
Notary Public in and for said County.

REAL ESTATE TRANSFER
TAX PAID 5
STAMP #
\$ 147.36
Michelle Utsler
RECORDER
4-2-94 Madison
DATE COUNTY

FILED NO. 683
BOOK 133 PAGE 350
94 SEP -2 PM 12:38
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA