

87,000

DEED RECORD 133

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA # 08933

Charles H. Fagen
McDonald, Brown & Fagen
Attorney-at-Law

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID
21
STAMP
\$138
Michelle Utsler
RECORDER
9-16-94 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. 782

BOOK 133 PAGE 378

94 SEP 16 PH 12: 16

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

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of One
Dollar(s) and other valuable consideration,
I, EMMA SCHEELE LIENEMANN, a widow not since remarried,
by her Attorney-in-Fact, William H. Lienemann,

do hereby Convey to
KEITH D. BERRY and JULIE L. BERRY,
husband and wife,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

A parcel of land in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of the Southeast Quarter (1/4) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence North 90°00'00" East 690.80 feet along the North line of said Southeast Quarter (1/4) to the point of beginning. Thence continuing North 90°00'00" East 555.07 feet along said North line; thence South 01°07'27" East 308.52 feet; thence South 87°33'42" West 559.02 feet; thence North 00°27'03" West 332.25 feet to the point of beginning. Said parcel contains 4.096 Acres including 0.419 Acres of County Road Right of Way.

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

STATE OF IOWA ss:

Dated: September 15th, 1994

DALLAS COUNTY,
On this 15th day of September,
1994, before me, the undersigned, a Notary
Public in and for said State, personally appeared
William H. Lienemann,
Attorney-in-Fact for Emma
Scheele Lienemann,

William H. Lienemann
Emma Scheele Lienemann by (Grantor)
William H. Lienemann her Attorney-in-Fact

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.

(Grantor)

(Grantor)

Charles H. Fagen
Charles H. Fagen
Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)