

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

COMPUTER RECORDED COMPARED

REC \$5.00  
AUD \$5.00  
R.M.F. \$6.00

REAL ESTATE TRANSFER TAX PAID 19  
STAMP #  
\$ 215.00  
RECORDER  
10-18-94  
DATE COUNTY

FILED NO. 1037

BOOK 133 PAGE 473

94 OCT 14 AM 11:10

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of ONE AND NO/100  
Dollar(s) and other valuable consideration, Bryan Miles Spangler and Debra Anne Spangler, husband and wife, and Mary Kathryn Spangler, an unremarried widow  
do hereby Convey to Gary A. Vetter and Dawn R. Vetter, 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 tract of land commencing at the Southeast corner of the West half (1/2) of the North 5 Acres of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eleven(11) and running thence South, 85° West, along the South line of said 5 Acres and parallel to the North line of said 40-acre tract, a distance of 660 feet to the West line of said 40-acre tract, thence South 165 feet along the East line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section, thence South, 85° West, parallel with the North line of said last-described 40-acre tract, 855 feet to the East line of the County Road, thence North, 3° 20' East, along the East line of said County Road, 860 feet, thence South 87° 21' East, 309 feet, thence North, 2° 59' East, 100 feet, thence North, 76° 45' East, 171 feet, thence South, 75° 30' East, 99 feet, thence South, 52° 38' East, 330 feet, thence South, 17° 1' East, 245 feet, thence South, 78° 6' East, 94 feet, thence North, 47° 1' East, 200 feet, thence North, 22° 48' East, 245 feet, thence South, 81° 58' East, 220 feet, thence South to the point of beginning, containing 20.77 acres, more or less, in Township Seventy-five(75) North, Range Twenty-six(26) West of the 5th P.M., Madison County, Iowa.

Locally known as: 174A Council Dr.  
St. Charles, Iowa

Subject to all covenants, restrictions and easements of record.

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:  
Madison COUNTY,

Dated: October 13, 1994

On this 13 day of October, 1994, before me the undersigned, a Notary Public in and for said State, personally appeared Bryan Miles Spangler and Debra Anne Spangler, husband and wife, and Mary Kathryn Spangler, unremarried widow 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.

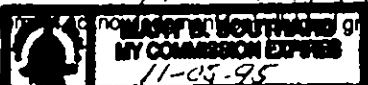
Bryan Miles Spangler (Grantor)

Debra Anne Spangler (Grantor)

Mary Kathryn Spangler (Grantor)

Mary B. Southard Notary Public

(This instrument is not valid unless signed by grantor(s) only)



DEED RECORD 133