

COMPUTER   
RECORDED   
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REC \$ 10.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

FILED NO. 1071  
BOOK 133 PAGE 479  
94 OCT 18 PM 12:17  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED — JOINT TENANCY

For the consideration of One and no/100  
Dollar(s) and other valuable consideration  
Catherine Ann Graham, Single and  
Mary M. Flanagan a/k/a Mary Margaret Flanagan, Single  
do hereby Convey to Joseph G. Van Ginkel III and Margaret E. Van Ginkel,  
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:

Beginning at a point being 491.30 feet South 83°36'51" West of the Northeast corner of Section 12, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, said point being on the North line of the NE 1/4 of the NE 1/4 of said Section 12-77-26; thence South 01°15'00" West, 240.28 feet; thence South 83°36'51" West, 731.64 feet; thence North 01°15'00" East, 240.28 feet to a point on the North line of the NE 1/4 of the NE 1/4 of said Section 12-77-26; thence North 83°36'51" East, along the North line of the NE 1/4 of the NE 1/4 of said Section 12-77-26 and also along Public Roadway, 731.64 feet to the point of beginning. All of said parcel being located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 12, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, and contains approximately 4.0000 acres, subject to an existing Public Roadway Easement on the North side and contains 0.3993 acres.

Said parcel hereinabove described being a parcel located in Parcel "A" of the North 1/2 of the NE 1/4 of Section 12, Township 77 North, Range 26 West of the 5th P.M., Madison, County, Iowa, as per plat of survey of the said Parcel "A" of Henry S. Oakes dated April 16, 1993.

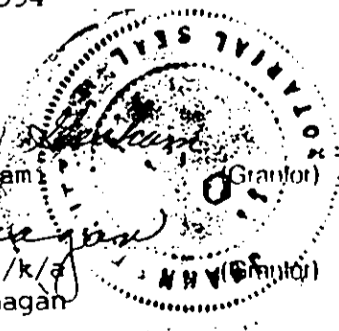
This Deed is given in partial satisfaction of one certain Contract dated June 16, 1993, filed Book 131 Page 646 in the records of the Office of the Recorder of Madison County, Iowa.

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  
Palk COUNTY, IOWA  
On this 16 day of October 1994 before me the undersigned, a Notary Public in and for said State, personally appeared Catherine Ann Graham, Single

Dated: October 16, 1994

Catherine Ann Graham (Grantor)  
Mary M. Flanagan a/k/a Mary Margaret Flanagan (Grantor)



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.  
Jeanne F. Ruth  
Palk County, Iowa Notary Public  
(This form of acknowledgment for individual grantor(s) only)

STATE OF IOWA COUNTY, ss:  
 On this 16<sup>th</sup> day of October, 19 94 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared  
 Mary M. Flanagan, a/k/a Mary Margaret Flanagan, Single

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.

*Polk County*  
*James H. Smith* Notary Public

STATE OF \_\_\_\_\_ COUNTY, ss:  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_ before me, the undersigned, a Notary Public in and for said County and said State, personally appeared \_\_\_\_\_ and \_\_\_\_\_, to me personally known, who, being by me duly sworn, did say that they are the \_\_\_\_\_ and \_\_\_\_\_ respectively, of said corporation; that (no seal has been procured by the said) corporation; that said instrument was signed (and sealed) (the seal affixed thereto is the seal of said) on behalf of said corporation by authority of its Board of Directors; and that the said \_\_\_\_\_ and \_\_\_\_\_ as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

\_\_\_\_\_  
 \_\_\_\_\_ Notary Public