

REAL ESTATE TRANSFER
TAX PAID 11
STAMP #
\$ 57.45
Mary E. Welty
RECORDER
10-9-90 Madison
DATE COUNTY

Fee \$5.00
Transfer \$5.00

FILED NO. 797
BOOK 128 PAGE 174
90 OCT -9 PH 3:00
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of THIRTY THOUSAND AND NO/100----- (\$30,000.00)
Dollar(s) and other valuable consideration, CHARLES VAN GELDER and RACHELLE VAN GELDER,
Husband and Wife,

do hereby Convey to TERRY BEAR and LORI BEAR

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 in the North Half (1/2) of the Northwest Quarter (1/4)
of Section Thirteen (13), in Township Seventy-five (75) North, Range
Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more
particularly described as follows: Commencing at the Northwest
Corner of Section Thirteen (13), in Township Seventy-five (75)
North, Range Twenty-seven (27) West of the 5th P.M., Madison County,
Iowa; thence North 90°00'00" East 1,113.43 feet, along the North
line to the Northwest Quarter (1/4) of said Section Thirteen (13), to
the point of beginning, thence continuing along said North line,
North 90°00'00" East 422.85 feet; thence South 00°51'39" East 320.35
feet; thence North 89°24'10" West 249.39 feet; thence North
00°00'00" 119.79 feet; thence North 89°58'13" West 177.17 feet;
thence North 00°19'18" West 197.84 feet to the point of beginning;
said tract of land contains 2.616 Acres including 0.535 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:
MADISON COUNTY,

Dated: 10-9-90

On this 9th day of October
19 90 before me the undersigned, a Notary
Public in and for said State, personally appeared
Charles Van Gelder and
Rachelle Van Gelder

Charles Van Gelder
Charles Van Gelder (Grantor)

Rachelle Van Gelder
Rachelle Van Gelder (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.

William L. Davis
William L. Davis Notary Public

(Grantor)

(Grantor)

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