

IOWA STATE BAR ASSOCIATION
Official Form No. 101

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

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|---|
| REAL ESTATE TRANSFER |
| TAX PAID |
| STAMP # <u>2</u> |
| \$ <u>32.45</u> |
| <u>Michelle Utzler</u> RECORDER |
| <u>5-2-91</u> <u>Madison</u> DATE CITY |

COMPARED
Fee \$10.00
Transfer \$5.00

FILED NO. 2214
BOOK 56 PAGE 578

NO. ✓ 91 MAY -2 PM 2:08
REC. ✓
FACE ✓ MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Thirty Thousand and no/100 (\$30,000.00) - - - - -
Dollar(s) and other valuable consideration, Gretchen M. Casper, single; Robert M. Casper and
Margaret Marie Casper, husband and wife; Ronald Baker and Sue Baker, husband
and wife; and John E. Casper and Winnie Casper, husband and wife
do hereby Convey to Lanny's Autos Company

the following described real estate in Madison County, Iowa:

A parcel of land located in the East Half (½) of the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th Principal Meridian, City of Winterset, Madison County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence along the North line of the Northeast Quarter (¼) of said Section Thirty-six (36), North 90°00'00" West, 329.76 feet; thence South 00°21'48" East, 134.47 feet to the point of beginning; thence continuing South 00°21'48" East, 525.57 feet; thence North 90°00'00" West, 17.00 feet; thence South 00°07'41" East, 232.61 feet; thence North 89°52'15" West, 312.05 feet; thence North 00°20'55" West, 776.00 feet; thence along the South Highway Right of Way Line, South 86°47'11" East, 330.44 feet to the point of beginning. Said parcel of land contains 5.716 Acres.

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

STATE OF IOWA
MADISON COUNTY, IOWA

DATED: December 10, 1990

On this 10th day of December, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared Gretchen M. Casper, Robert M. Casper, Margaret Marie Casper, John E. Casper and Winnie Casper 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.

Gretchen M. Casper (Grantor)
Robert M. Casper (Grantor)
Margaret Marie Casper (Grantor)
Ronald Baker (Grantor)

Sue Baker (Grantor)
John E. Casper (Grantor)
Winnie Casper (Grantor)

Beth Flander Notary Public
(This form of acknowledgement for individual grantor(s) only)

STATE OF NORTH CAROLINA ORANGE COUNTY, ss:

On this 22 day of Dec, 19 90 before me, the undersigned, a Notary Public in and for said State, personally appeared Ronald Baker and Sue Baker

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.

Diana Vaughan-Apple Notary Public

STATE OF Orange COUNTY, ss:

On this 22 day of Dec, 19 90 before me, the undersigned, a Notary Public in and for said State, personally appeared Ronald Baker and Sue Baker

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.

Diana Vaughan-Apple Notary Public

2214
WARRANTY DEED

TO

Entered upon transfer books and for taxation this 22 day of May, 19 91
 By William H. Wood Auditor
C. J. Spaul Deputy

Filed for record, indexed and delivered to County Auditor this 2 day of May, 19 91 at 2:08 o'clock P. M., and recorded in Deed Record 56-578 of Madison County Records.
 Recorder's fee \$ 10.00 PAID.
 Auditor's fee \$ 5.00 PAID.
Michelle Utaker Recorder
 By Betty M. Nichols Deputy

WHEN RECORDED RETURN TO
Betty M. Nichols