

COMPUTER

FILED NO. 1174

BOOK 129 PAGE 315

Fee \$15.00
Transfer \$5.00

91 NOV -6 PM 12: 24

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

RECORDED

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One
Dollar(s) and other valuable consideration, Joseph L. Platnick and Audrey Platnick, husband and wife; Maurice W. Hatfield and Dona Hatfield, husband and wife; and Marjorie Wetzel, a single person

do hereby Convey to Joseph L. Schoenherr and Kimberlyn D. Schoenherr, 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:

See Exhibit "A" attached hereto and by this reference incorporated herein as if set forth in full.

This deed is subject to: (i) any zoning and other ordinances; (ii) any covenants of record; and (iii) any easements of record for public utilities, roads and highways.

This deed is given in satisfaction and fulfillment of that certain Real Estate Contract, dated September 17, 1988, and filed for record in the office of the Recorder of Madison County, Iowa on September 19, 1988, in Book 124, at Page 704.

The general warranties of Grantors are limited to September 17, 1988; and thereafter, Grantors warrant to defend the premises against the lawful claims of all persons whomsoever claiming by, through or under them.

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

DATED: October 28, 1991

~~CONTRIBUTION BY PUBLIC RECORD 15' (200)~~ COUNTY, SS:

On this 28th day of October, 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared Marjorie Wetzel

Marjorie Wetzel
Marjorie Wetzel (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.

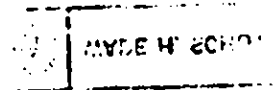
Joseph L. Platnick
Joseph L. Platnick (Grantor)

Audrey H. Platnick
Audrey Platnick (Grantor)

Wade H. Schut
Wade H. Schut Notary Public
(This form of acknowledgement for individual grantor(s) only)

Maurice W. Hatfield
Maurice W. Hatfield (Grantor)

Dona Hatfield
Dona Hatfield (Grantor)



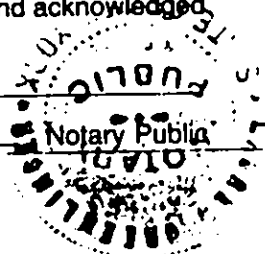
STATE OF New York New York COUNTY, ss:

On this 31 day of October, 19 91 before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph L. Platnick and Audrey Platnick, husband and wife,

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.

LAUREN GREENLINGER
Notary Public, State of New York
No. 31-4863572
Qualified in New York County
Commission Expires March 12, 1992

Lauren Greenlinger

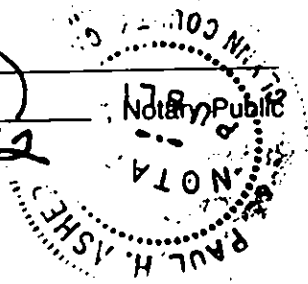


STATE OF GEORGIA GLYNN COUNTY, ss:

On this 29th day of OCTOBER, 19 91, before me, the undersigned, a Notary Public in and for said State, personally appeared Maurice W. Hatfield and Dona Hatfield, husband and wife,

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.

[Signature]
COMM EXP. 8/25/92



March '88

EXHIBIT A

A tract of land in the Northeast Quarter of the Northeast Quarter of Section 25, Township 75 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of Section 25, T75N, R27W of the 5th P.M., Madison County, Iowa; thence along the East line of said Section 25, South 00°00'00" 648.87 feet; thence North 88°59'55" West 513.05 feet; thence North 01°31'35" West 344.36 feet; thence North 89°19'53" West 330.63 feet; thence North 00°42'15" West 301.71 feet to the North line of said Section 25; thence along said North line South 89°20'21" East 856.52 feet to the Point of Beginning. Said tract of land contains 10.025 acres, including 1.115 acres of county road right of way.