

#79,000⁰⁰

91041186

WARRANTY DEED (JOINT TENANCY)

KNOW ALL MEN BY THESE PRESENTS: That Max Wayne Gutshall and Janet H. Gutshall, husband and wife

in consideration of the sum of One Dollar (\$1.00) and other valuable considerations-----
 in hand paid do hereby Convey unto Steven W. Winkelman and Edith C. Winkelman, husband and wife

As Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate, situated in Madison County, Iowa, to-wit:

A parcel of land located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Two (2), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the center of Section Two (2), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence along the West line of the Northeast quarter (1/4) of said Section Two (2) North 00°00'00" 511.36 feet to the point of beginning, thence continuing along said West line of North 00°00'00" 435.64 feet, thence South 89°14'32" East 300.00 feet, thence South 00°00'00" 435.64 feet, thence North 89°14'32" West 300.00 feet to the Point of Beginning, said parcel of land containing 3.000 Acres including 0.400 Acres of County road right of way, subject to easements and restrictions of record, if any

COMPALED

FILED NO. 98
 BOOK 129 PAGE 63
 91 JUL 15 AM 8:20

MICHELLE WITTE
 RECORDER
 FEE \$5.00
 TRANSFER \$5.00

REAL ESTATE TRANSFER TAX PAID	
	14 STAMP #
	\$ 125 ⁰⁰
<i>Michelle Wittke</i> RECORDER	
7-15-91	Madison
DATE	COUNTY

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances whatsoever except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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.

Signed this 11 day of July 19 91

Max Wayne Gutshall

 Max Wayne Gutshall

Janet H. Gutshall

 Janet H. Gutshall

ACKNOWLEDGEMENT

STATE OF IOWA)

) SS

COUNTY OF Jack)

On this 11 day of July, A.D. 19 91, before me, the undersigned, a Notary Public in and for The State of Iowa, personally appeared Max Wayne Gutshall and Janet H. Gutshall husband and wife

to me known to be the person S named in and who executed the foregoing instrument and acknowledged that they _____ executed the same as their _____ voluntary act and deed.

[Notary Signature]

 NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

PLEASE RETURN TO COLLEEN BAUER, COMMERCIAL & ASSOC., REALTORS, 401 W. Main Street, Suite 110, Burlington, IA 50822