

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA# 00454

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
Phone (515) 758-2267

Preparer Information Dean R. Nelson Individual's Name P.O. Box 370 Street Address Earlham, IA 50072 City (515) 758-2267 Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ---the private partition of property
Dollar(s) and other valuable consideration,
JOHN K. HEIMBERGER and ANN L. HEIMBERGER, husband and wife,

do hereby Convey to
ANN L. HEIMBERGER

the following described real estate in Madison County, Iowa:

An Undivided One-Half Interest In And To:

The West 89 acres of the Southwest Quarter (SW $\frac{1}{4}$) of Section Nine (9), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

This is a transfer between husband and wife for the private partition of property and for monetary consideration of less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

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, Dated: February 20, 1997

ss: MADISON COUNTY,
On this 20 day of February,
19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared John K. Heimberger and Ann L. Heimberger

John K Heimberger
(John K. Heimberger) (Grantor)

Ann L Heimberger
(Ann L. Heimberger) (Grantor)

to the known and acknowledged that they executed the same as their voluntary act and deed.

Dean R. Nelson
(Dean R. Nelson)
Notary Public

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