

REAL ESTATE TRANSFER	
TAX PAID 41	
STAMP #	
\$ 40.80	
<i>Marilyn Dopheide</i>	
RECORDED	
1-6-95	14
DATE	COUNTY

STATE OF IOWA		as Inst. No. 001950	
County of Carroll			
Filed for record on January 6 1995			
at 8:50		of Book A and recorded in	
Book 141		Page 239	
Fee \$ 26.00		Marilyn Dopheide Co. Recorder	

Space above this line for Recorder

## WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Richard H. Boes and Marsha F. Boes, husband and wife; Ronald A. Boes and Lydia Boes, husband and wife; John T. Whicher and Laureen C. Whicher, husband and wife; Allen W. Pudenz and Nancy L. Pudenz, husband and wife; Anthony Boes a/k/a Anthony J. Boes and Lisa Boes, husband and wife; Stephen J. Boes and Marilyn R. Coletta Boes, husband and wife; Terence W. Boes and Susan Boes, husband and wife; Eleanor Boes, an unremarried widow; Connie L. Steinkamp and Glenn W. Steinkamp, wife and husband; Mary Pat Steinkamp and Wayne C. Steinkamp, wife and husband; Jean Steinkamp and Daryl J. Steinkamp, wife and husband; and Verla Ann Venteicher and Paul Venteicher, wife and husband, do hereby convey to Howard G. Drees and Patricia A. Drees, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Carroll County, Iowa:

Lot 3 NE¼ NW¼ (0.265 acres), Lot 2 SE¼ NW¼ (0.494 acres), Lot 2 NE¼ SW¼ (6.653 acres) all in Section 29, Township 84 North, Range 34, West of the 5th P.M., Grant Township, Carroll County, Iowa (7.412 total acres), subject to Easement attached hereto and made a part hereof.

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.

Dated: JAN 6, 1995

*Richard H. Boes*  
Richard H. Boes (Grantor)

*Ronald A. Boes*  
Ronald A. Boes (Grantor)

*John T. Whicher*  
John T. Whicher (Grantor)

*Allen W. Pudenz*  
Allen W. Pudenz (Grantor)

*Anthony J. Boes*  
Anthony Boes a/k/a Anthony J. Boes (Grantor)

*Stephen J. Boes*  
Stephen J. Boes (Grantor)

*Marsha F. Boes*  
Marsha F. Boes (Grantor)

*Lydia Boes*  
Lydia Boes (Grantor)

*Laureen C. Whicher*  
Laureen C. Whicher (Grantor)

*Nancy L. Pudenz*  
Nancy L. Pudenz (Grantor)

*Lisa Boes*  
Lisa Boes (Grantor)

*Marilyn R. Coletta Boes*  
Marilyn R. Coletta Boes (Grantor)

Terence W. Boes  
Terence W. Boes (Grantor)

Eleanor Boes  
Eleanor Boes (Grantor)

Glenn W. Steinkamp  
Glenn W. Steinkamp (Grantor)

Wayne C. Steinkamp  
Wayne C. Steinkamp (Grantor)

Daryl J. Steinkamp  
Daryl J. Steinkamp (Grantor)

Paul F. Venteicher  
Paul Venteicher (Grantor)

Susan Boes  
Susan Boes (Grantor)

Connie L. Steinkamp  
Connie L. Steinkamp (Grantor)

Mary Pat Steinkamp  
Mary Pat Steinkamp (Grantor)

Jean Steinkamp  
Jean Steinkamp (Grantor)

Verla Ann Venteicher  
Verla Ann Venteicher (Grantor)

STATE OF IOWA, COUNTY OF CARROLL, ss.

On this 12 day of December, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard H. Boes and Marsha F. Boes, husband and wife; Allen W. Pudenz and Nancy L. Pudenz, husband and wife; Eleanor Boes, an unremarried widow; Connie L. Steinkamp and Glenn W. Steinkamp, wife and husband; Mary Pat Steinkamp and Wayne C. Steinkamp, wife and husband; Jean Steinkamp and Daryl J. Steinkamp, wife and husband; and Verla Ann Venteicher and Paul Venteicher, wife and husband, 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.



Diane J. Cook  
Notary Public

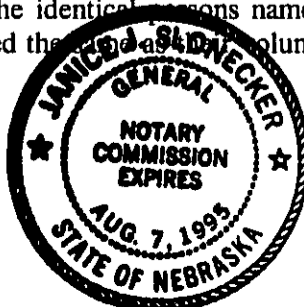
STATE OF IOWA, COUNTY OF CARROLL, ss.

On this 25<sup>TH</sup> day of NOVEMBER, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Ronald A. Boes and Lydia Boes, 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.

M. S. Richardson  
Notary Public

STATE OF Nebraska, COUNTY OF Cuming, ss.

On this 29 day of November, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared John T. Whicher and Lauren C. Whicher, 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.



Janice J. Stonacker  
Notary Public

STATE OF Iowa, COUNTY OF Black Hawk, ss.

On this 10<sup>th</sup> day of Dec., 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Anthony Boes a/k/a Anthony J. Boes and Lisa Boes, 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.

Oliver M. Clough  
Notary Public

STATE OF IOWA, COUNTY OF CARROLL, ss.

On this 25<sup>TH</sup> day of NOVEMBER, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Stephen J. Boes and Marilyn R. Coletta Boes, 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.

M. S. Richardson  
Notary Public

STATE OF IOWA, COUNTY OF CARROLL, ss.

On this 25<sup>TH</sup> day of NOVEMBER, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Terence W. Boes and Susan Boes, 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.

M. S. Richardson  
Notary Public

S 118.War

Entered upon transfer books and for taxation this

6th day of January, 1995

Paul Freckle  
Auditor

Mary Lichtenberg  
Deputy

### **EASEMENT**

Sellers reserve a perpetual easement for the use of a 35 foot lane plus an additional 15 feet of lane which is included in the above description and Buyers shall maintain said lane and furnish Sellers four 24 foot exits at points designated by Sellers from said lane to the adjoining land owned by the Sellers. However, if the adjoining land is sold or used for other than farming purposes, ownership of the land shall revert to Sellers for ownership and maintenance and Buyers shall have a perpetual easement to use said lane for access to their property and Buyers shall be entitled to receive an amount of land north of the present building site equal to the area of the lane. Further, if said lane reverts to Sellers, they shall pay Buyers for improvements to the lane made by Buyers, not exceeding a total of \$2,500.00 depreciated at 10% per year. This easement shall be a covenant running with the land and shall be binding upon both Sellers and Buyers and their heirs, successors and assigns.

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