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VICKI McCLINTIC, COUNTY RECORDER
MILLS IOWA

*R-
per
M. Levell*

Return Document To: Steven H. Krohn, P.O. Box 249, Council Bluffs, IA 51502-0249, (712) 328-1833
Preparer Information: Steven H. Krohn, P.O. Box 249, Council Bluffs, IA 51502-0249, (712) 328-1833
Address Tax Statement: Michael A. Levell, 51181 260 St, PO Box 13, Mineola, IA 51554

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Virginia Paulson, a single person, does hereby Convey to Michael Levell the following described real estate in Mills County, Iowa:

The South Half of the Northwest Quarter (S½ NW¼), and that part of the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) lying and situated on the South side of the right-of-way of the Wabash Railroad as now located, all in Section Nine (9), Township Seventy-three (73) North, Range Forty-two (42) West of the 5th P.M., in Mills County, Iowa, EXCEPT a tract of land in the Northwest Quarter of Section Nine (9), Township Seventy-three (73) North, Range Forty-two (42) West, more particularly described as follows: Beginning at a point 448.35 feet South of the Northwest corner of said Northwest Quarter of Section 9, thence South 74°02' East a distance of 69.36 feet, which point is on the South right of way line of a graded gravel road, for the point of beginning; thence South a distance of 121.44 feet, thence East a distance of 75 feet, thence North a distance of 100 feet to the South right of way line of said graded gravel road, thence North 74°02' West a distance of 77.99 feet to the point of beginning,

ALSO, EXCEPT a parcel of land located in part of the Southwest Quarter of the Northwest Quarter (SW¼ NW¼) of Section Nine (9), Township Seventy-three (73) North, Range Forty-two (42) West of the 5th P.M., Mills County, Iowa, said parcel being more particularly described as follows: Commencing at the W¼ Corner of said Section 9 and the Point of Beginning; thence N00°02'18"W along the West line of said SW¼ NW¼ a distance of 250.00 feet; thence N89°08'42"E a distance of 342.10 feet; thence S08°40'34"E a distance of 252.32 feet to the South line of said SW¼ NW¼; thence S89°08'42"W along said South line a distance of 380.00 feet to the Point of Beginning. Note: The West line of the NW¼ of said Section 9 is assumed to bear N00°02'18"W for this description.

This Deed is given in complete fulfillment of the Real Estate Contract by and between the Grantor, as Seller, and M & F Real Estate, Inc., an Iowa corporation, as Buyer, recorded in the records of the office of the Mills County, Iowa Recorder on September 26, 2003 in Book 317 at Pages 811 through 815 which Real Estate Contract was assumed by Michael Levell under a

Contract Assumption Agreement and Release dated December 13, 2004, recorded in the records of the office of the Mills County, Iowa Recorder on December 15, 2004 in Book 340 at Page 701 and which real estate described above and the Buyer's interest in the Real Estate Contract was transferred to Michael Levell under a Warranty Deed from M & F Real Estate, Inc., an Iowa corporation to Michael Levell subject to the Real Estate Contract, dated December 13, 2004, recorded in the records of the office of the Mills County, Iowa Recorder on December 15, 2004 in Book 340 at Page 705.

Grantor's general warranties extend only to the date of said Contract, with special warranties of the acts of the Grantor from the date of the Contract through the date of delivery of this Deed.

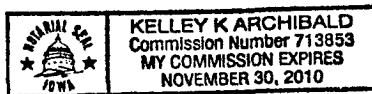
Revenue Stamps - \$959.20.

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that the Grantor has 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 grantor Covenants 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: 4-19-2010 Virginia Paulson
Virginia Paulson (Grantor)

STATE OF IOWA)
)
COUNTY OF Pott) SS.



On this 19 day of April, 2010, before me, a Notary Public in and for said State, personally appeared Virginia Paulson, a single person, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Kelley K Archibald
Printed Name: Kelley ARCHIBALD
NOTARY PUBLIC IN AND FOR SAID STA