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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$52.00

Rev Stamp# 4

MARGARET HENKLE, COUNTY RECORDER
FREMONT IOWA

Prepared by: Jon H. Johnson	811 Indiana St.,	Sidney, IA 51652	(712) 374-2608
Individual's Name	Street Address	City	Phone
Address tax statement & Return to: Carlos Valquier	611 Birch St., Sidney IA 51652		

**SPACE ABOVE THIS LINE
FOR RECORDER**

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Eugene Bebout and Betty Jean Bebout, husband and wife, do hereby Convey to Carlos Valquier, the following described real estate in Fremont County, Iowa:

Parcel A located in part of the NE ¼ NE ¼ of Section 32, Township 70 North, Range 43 West of the 5th P.M., Fremont County, Iowa, said parcel being more fully described as follows: Commencing at the Northwest Corner of said Section 32; thence S89°50'21"E along the North line of said Section 32 a distance of 3942.41 feet to the Point of Beginning; thence continuing S89°50'21"E along said North line a distance of 484.96 feet to the Westerly right-of-way line of U.S. Interstate No. 29; thence S00°47'25"W along said Westerly right-of-way line a distance of 928.80 feet; thence N89°50'21"W a distance of 452.77 feet to the centerline of a county road; thence N01°11'43"W along said centerline a distance of 929.00 feet to the Point of Beginning. Said parcel contains 10.00 acres, more or less, including presently established right-of-way (0.70 acres), and is subject to easements of record. Note: The North line of said Section 32 is assumed to bear S89°50'21"E for this description.

Deed given in full satisfaction of a real estate contract dated the 5th day of July, 2006, and recorded as Document No. 20061307, in the Fremont County Recorder's Office.

Grantors do Hereby Covenant with grantee, 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: June 29, 2006

Eugene Bebout
Eugene Bebout

Betty Jean Bebout
Betty Jean Bebout

STATE OF IOWA, FREMONT COUNTY, ss:

On this 29th day of June, 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Eugene Bebout and Betty Jean Bebout, 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.



Beth M. Mincer
Notary Public in and for said State