

REAL ESTATE TRANSFER
TAX PAID

STAMP #

\$ 159.20

Michelle Utaler
RECORDER

2-1-00 DATE Madison COUNTY

REC \$ 5⁰⁰

AUD \$ 5⁰⁰

P.M.F. \$ 1⁰⁰

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FILED NO. 002854

BOOK 142 PAGE 223

2000 FEB -1 AM 11:20

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731



Individual's Name: James R. McKnight & LeAnna K. McKnight, 2218
Windflower, Norwalk, IA 50211

Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of ONE HUNDRED THOUSAND
Dollar(s) and other valuable consideration,
DONALD L. PALMER and WANDA M. PALMER, Husband and Wife,

do hereby Convey to
JAMES R. MCKNIGHT and LEANNA K. MCKNIGHT,

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

Parcel "A", located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) in Section Two (2),
Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County,
Iowa, containing 5.063 acres, as shown in Plat of Survey filed in Book 3, Page 497 on October 15,
1999, in the Office of the Recorder of Madison County, Iowa

Buyers, their heirs, successors and assigns, are granted a permanent and perpetual easement to use the
water from the spring and well located on the SE 1/4 of the SE 1/4 of Section 3, Township 75 North,
Range 29 West of the 5th P.M., Madison County, Iowa, with the right of ingress and egress thereto,
for the purpose of maintaining and repairing such well and the waterlines used in connection with such
well. Buyers, their heirs, successors and assigns, shall have sole responsibility to maintain, repair and
replace the pump and pipe in the well, and the pipelines leading from the well to the property being
purchased by Buyers. Sellers, their heirs, successors and assigns, shall have the right to use water from
this well at any time. Buyers are also granted an easement for the pipeline which runs through Sellers
land on the east side of the road located in the W 1/2 of the SW 1/4 of said Section 2.

This Deed is given in satisfaction of a real estate contract recorded in Book 142, Page 15 of the
Recorder's office of Madison County, Iowa.

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: January 31, 2000

MADISON COUNTY, ss:

On this 31st day of January
2000, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Donald L. Palmer and Wanda M. Palmer

Donald L. Palmer
Donald L. Palmer (Grantor)

Wanda M. Palmer
Wanda M. Palmer (Grantor)

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.

Charles E. Tucker, Jr.
Charles E. Tucker, Jr. Notary Public

Charles E. Tucker, Jr.
(Grantor)

Charles E. Tucker, Jr.
(Grantor)

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

