

REAL ESTATE TAX REC'D
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\$ 133.60
Michelle Utsler
24-00 Madison
REC'D

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FILED NO. 002926
BOOK 142 PAGE 245
2000 FEB -4 PM 2:59
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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information G. Stephen Walters, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name Street Address City Phone

Address tax statement: Lyle Dudney 3220 Clanton Creek Rd., Larimore, IA 50149
WARRANTY DEED - JOINT TENANCY

For the consideration of Eighty-Four Thousand and 0/100 (84,000.00) Dollar(s) and other valuable consideration,
Lyle Dudney and Helen Dudney, Husband and wife

do hereby Convey to
E. Carl Miller and Mary H. Miller

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

The Southwest-Quarter (1/4) of the Southeast Quarter (1/4), and the Southeast Quarter (1/4) of the Southwest Quarter (1/4), and the North 30 acres of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty (20) in Township Seventy-four (74) North, Range 27, West of the 5th P.M., Madison County, Iowa, except Parcel "A" in a plat of survey for Lyle Dudney located in the Southwest Quarter of the Southwest Quarter of Section 20, Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, recorded April 28, 1999 in Book 3 on Page 431 in the office of the Madison County, Iowa, Recorder.

AND

The conveyance of the above described real property is subject to a Well Easement from Lyle Dudney and Helen L. Dudney to Edward P. Johnson dated May 18, 1999 and recorded May 20, 1999, in Book 141 commencing on Page 470 in the office of the Madison County, Iowa, Recorder.

AND

Lyle Dudney and Helen Dudney, husband and wife, also hereby Quit Claim Deed to E. Carl Miller and Mary H. Miller, husband and wife, but do not warrant title to a Driveway Access easement from Edward T. Johnson to Lyle Dudney and Helen L. Dudney dated May 18, 1999, and recorded May 20, 1999, in Book 141 commencing on Page 467 in the office of the Madison County, Iowa, Recorder.

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: 2-3-2000

MADISON COUNTY, ss:

On this 3rd day of February 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Lyle Dudney and Helen Dudney

Lyle Dudney (Grantor)

Helen Dudney (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.

(Grantor)

(Grantor)

William B. Dinkens
Notary Public

(This form is to be signed by the grantor(s) only)

WILLIAM B. DINKENS
MY COMMISSION EXPIRES
8-16-02