

REAL ESTATE TRANSFER  
TAX PAID 19  
STAMP  
\$ 703.20  
Michelle Utsler  
RECORDER  
3-8-00 Madison  
DATE COUNTY

\$ 440,000.

RECS 5<sup>00</sup>  
AIDS 10<sup>00</sup>  
I.M.F.S. 1

COMPUTER   
RECORDED   
COMPARED

FILED NO. 003305  
BOOK 142 PAGE 339  
2000 MAR -8 PM 3:11

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information  A. Zane Blessum, 113. N. John Wayne Drive, Winterset, (515) 462-1666

Individual's Name Street Address City Phone

Bruce P. Woodard, 2884 Cummings Road, Van Meter, IA 50261

SPACE ABOVE THIS LINE  
FOR RECORDER



**WARRANTY DEED - JOINT TENANCY**

For the consideration of One and No/100 Dollars  
Dollar(s) and other valuable consideration,  
Joseph J. Mazza and Deborah R. Mazza, husband and wife

do hereby Convey to  
Bruce P. Woodard and Melodee S. Woodard, husband and wife

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

A parcel of land in Fractional Section Thirty (30), township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., and in Fractional Section Thirty-one, Township Seventy-seven (77) North, Range twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning 50.91 feet South of the East Quarter (E1/4) corner of Fractional Section Thirty (30), thence South 3257.0 feet, thence South 84°12' West 222.5 feet, thence North 33°37'09" West 360.41 feet, thence North 01°19' West 928.2 feet, thence North 32°23' West 783.8 feet, thence North 10°30' West 759.8 feet, thence North 67°56" East 1086.3 feet, to point of beginning, containing 45.01 acres more or less

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 ,  
MADISON COUNTY, ss:

Dated: 2-24-00

On this 24<sup>th</sup> day of February,  
~~2000~~ 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph J. Mazza and Deborah R. Mazza, husband and wife

Joseph J. Mazza  
Joseph J. Mazza (Grantor)

Deborah R. Mazza  
Deborah R. Mazza (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)

Jowa [Signature]  
Notary Public  
(This form of acknowledgment for individual grantor(s) only)