

FILED NO. **003660**
BOOK **142** PAGE **423**
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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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

Individual's Name: _____ Street Address: _____ City: _____ Phone: _____

Tax statement to: Bryce and Nancy Duncan 3265 S. Forrest, Denver, CO 80222

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of FORTY-SEVEN THOUSAND Dollar(s) and other valuable consideration,
CHARLES V. PERRY and ANN MARIE PERRY, Husband and Wife,

do hereby Convey to
BRYCE DUNCAN and NANCY DUNCAN,

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

Parcel "B", located in the West Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 19.96 acres as shown in Plat of Survey filed in Book 3, Page 547 on February 22, 2000, in the Office of the Recorder 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 COUNTY, MADISON SS:

Dated: 3/27/2000

On this 27th day of March, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Charles V. Perry and Ann Marie Perry

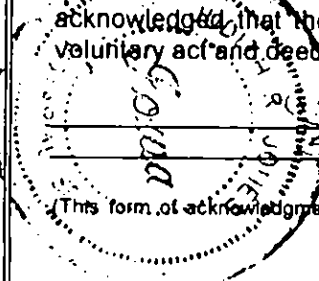
Charles V. Perry
Charles V. Perry (Grantor)

Ann Marie Perry
Ann Marie Perry (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)



Keith R. Owsen
Notary Public

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