

REAL ESTATE TRANSFER
TAX PAID 34
STAMP #
98.40
Michelle Utaler
RECORDER
1-28-04 Madison
DATE COUNTY

REC \$ 5.00
AUD \$ 5.00
H.M.F. \$ 5.00

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FILED NO. 408
BOOK 2004 PAGE 408
2004 JAN 28 AM 11:56
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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

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

Individual's Name Street Address City Phone

Address Tax Statement : GREG CRISWELL 1655 MCBRIDE ROAD, WINTERSET, IA 50273 Van meter Ia 50261
\$62,000.00 van meter Ia 50261

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of 62,000.00
Dollar(s) and other valuable consideration,
LORA L. STUART, aka LORA LEE STUART, single

do hereby Convey to
GREG CRISWELL and TRISHA CRISWELL

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

A tract of land commencing in the middle of the public highway at the Southwest corner of the North Half (1/2) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) and running thence East 251.95 feet, thence North 176 feet, thence West 251.95 feet to the middle of said highway, thence South 176 feet to the point of beginning, AND the East 121.64 feet of the North 16.33 feet of the West 3 1/2 acres of the North 36 rods and 8 feet of the South Half (1/2) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4), all in Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., 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 7, 2004

MADISON COUNTY, ss:

On this 7th day of JANUARY
2004, before me, the undersigned, a Notary
Public in and for said State, personally appeared
LORA LEE STUART, single

Lora Lee Stuart
LORA LEE STUART (Grantor)

(Grantor)

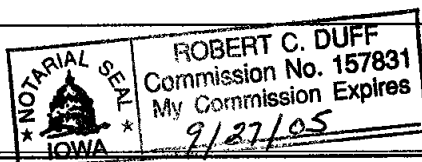
to me known to be the identical persons named in
and who executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed.

(Grantor)

Robert C Duff

Notary Public

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



(Grantor)