

REAL ESTATE TRANSFER
TAX PAID 18
STAMP #
\$ 23.20
MICHELLE UTSLER
RECORDER
2-17-04
DATE COUNTY

REC \$ 5.18
AUD \$ 5.18
R.M.F. \$ 5.18

COMPUTER RECORDED COMPARED

FILED NO. 694
BOOK 2004 PAGE 694
2004 FEB 17 PM 2:19

MICHELLE UTSLER
RECORDER
MADISON COUNTY IOWA

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912



Address Tax Statement : Jerry and Randie Rutledge
704-44th Street
Des Moines, IA 50312

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Fourteen Thousand Nine Hundred and No Cents-----(\$14,900.00)
Dollar(s) and other valuable consideration,
Linda R. Kenworthy, a single person

do hereby Convey to
Jerry E. Rutledge and Randi E. Rutledge, 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:

Parcel "D", which is the South Half (1/2) of the previously surveyed Parcel "A", located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southwest corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; thence North 0 degrees 01 minutes 12 seconds East, 330.36 feet along the West line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-five (25); thence South 89 degrees 41 minutes 21 seconds East, 1331.82 feet to a point on the East line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-five (25); thence South 0 degrees 01 minutes 04 seconds West, 329.63 feet along an existing fenceline to the Southeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-five (25); thence North 89 degrees 43 minutes 14 seconds West, 1331.83 feet along an existing fenceline to the Point of Beginning. Said Parcel contains 10.090 acres, including 0.304 acres of County Road right-of-way.

This deed is in fulfillment of the Real Estate Contract dated March 15, 2000 and filed for record on April 10, 2000 in the Madison County Recorder's Office in Record Book 142 at Page 456.

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, ss:
Clarke COUNTY,
On this 11 day of February 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Linda R. Kenworthy

Dated: 2-11-04
Linda R. Kenworthy
Linda R. Kenworthy (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)
(Grantor)

Betty Jackson
Notary Public
(This form of acknowledgment is for use by grantors only)

