

FILED NO. 766

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RECORDER

MADISON COUNTY, IOWA

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

5-18-04

COMPUTER
RECORDED
COMPARED

Preparer Information Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267
Individual's Name Street Address City Phone

Address Tax Statement: Willis K. Neal, P.O. Box 305, Dexter, Iowa 50070

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ---One
Dollar(s) and other valuable consideration,
WILLIS K. NEAL and HELEN A. NEAL, husband and wife,

do hereby Convey to
HELEN A. NEAL TRUST dated January 14, 2004,

the following described real estate in Madison County, Iowa:

The North 92 and 52/100ths acres of the Fractional Northwest Quarter (Frl.NW1/4) of Section 30, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land commencing at the Northwest Corner of said Frl.NW1/4 of said Section 30, thence East along the North line of said quarter section 370 feet, thence South 212 feet, thence West 133 feet, thence South 248 feet, thence West 40 feet, thence South 42 feet, thence West 195 feet to the West line of said Section 30, thence North along said West line 500 feet, more or less, to the point of beginning.

Monetary consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

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:

Dated: January 14, 2004

MADISON COUNTY,
On this 14th day of January,
2004, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Willis K. Neal and Helen A. Neal

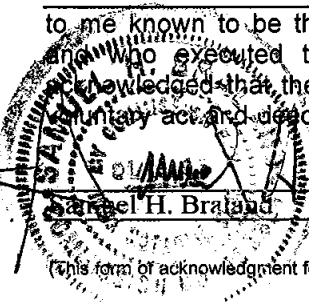
Willis K. Neal
Willis K. Neal (Grantor)

Helen A. Neal
Helen A. Neal (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
joint and several act and deed.

(Grantor)

(Grantor)



Samuel H. Braland
Notary Public

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