

REAL ESTATE TRANSFER
TAX PAID 24
 STAMP #
 \$ 127.20
 Michelle Utzler
 RECORDER
 2-24-04 Madison
 DATE COUNTY

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

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FILED NO. **812**
 BOOK **2004** PAGE **812**
 2004 FEB 24 PM 4:11
 MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Preparer Information: John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912
 Individual's Name Street Address City Phone



Address Tax Statement : Craig and Marta Saveraid
 P.O. Box 150
 Winterset, IA 50273

SPACE ABOVE THIS LINE
 FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Eighty Thousand and No Cents-----(\$80,000.00)
 Dollar(s) and other valuable consideration,
Earl Jr. Allsup and Joyce M. Allsup, Husband and Wife

do hereby Convey to
Craig A. Saveraid and Marta L. Saveraid, 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:

The Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and a tract described as follows: Beginning at the Southwest corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and running thence North 20 feet, thence in a Southeasterly direction to a point 20 feet East of the place of beginning, thence West to the place of beginning, all in Section Eighteen (18) in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT, A tract of land in the Southwest Quarter of the Northwest Quarter of Section 18, Township 74, North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northwest Corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 18, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence along the North line of said Southwest Quarter (1/4) of the Northwest Quarter (1/4), North 89°19'45" East 471.48 feet; thence South 11°44'30" West 316.90 feet; thence South 42°18'38" West 240.82 feet; thence South 00°34'39" West 277.85 feet; thence South 89°03'02" West 242.08 feet to the West line of said Southwest Quarter (1/4) of the Northwest Quarter (1/4); thence along said West line, North 00°00'00" 764.69 feet to the point of beginning. Said tract of land contains 5.995 Acres including 0.579 Acres of County Road Right of Way,

Wherever the names of Earl Jr. Allsup and Earl Jr. Allsup appear in the chain of title to the above described premises, they refer to one and the same person.

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: February 24, 2004

MADISON COUNTY, ss:

On this 24 day of February 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Earl Junior Allsup and Joyce M. Allsup

Earl Jr. Allsup (Grantor)
Joyce M. Allsup (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.

Elisha R. Busch (Grantor)
 Elisha R. Busch Notary Public (Grantor)

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

