

Document 2004 1839

Book 2004 Page 1839 Type 03 01 Pages 1
Date 4/26/2004 Time 12:31 PM
Rec Amt \$11.00 Aud Amt \$5.00
Rev Transfer Tax \$220.00
Rev Stamp# 40 DOV# 149

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

Preparer Information G. Stephen Walters, 101 1/2 W. Jefferson, Winterset, (515) 462-3731
Individual's Name Street Address City Phone



Address Tax Statement: Krause Gentle Corporation, 6400 Westown Pkwy.
West Des Moines, IA 50266

SPACE ABOVE THIS LINE
FOR RECORDER

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

WARRANTY DEED

For the consideration of 138,000.00
Dollar(s) and other valuable consideration,
GEORGE S. HUTTON and BRIDGET S. HUTTON, Husband and Wife

do hereby Convey to
W.A. KRAUSE as Trustee of the W.A. KRAUSE REVOCABLE TRUST

the following described real estate in MADISON County, Iowa:

The Northwest Quarter of the Northeast Quarter (NW¼ NE¼) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND

The Southwest Quarter of the Northeast Quarter (SW¼ NE¼) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C" (containing 1.41 acres) (Shown in Plat of Survey filed February 22, 2002, in Book 2002 at Page 877-A of the records in the Recorder's Office of Madison County, Iowa); and EXCEPT Parcel "H" (containing 6.237 acres) (Shown in Plat of Survey filed September 17, 2003, in Book 2003 at Page 5567 of the records of the Recorder of Madison County, Iowa);

AND

The East 26.6 acres of the Northwest Quarter (E26.6 Acres NW¼) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Road Runners Subdivision (containing 12.17 acres) That part described as Little Road Runners Subdivision, an Addition to the City of Truro, Madison County, Iowa, as shown in Plat of Survey filed February 22, 2002, in Book 2002 at Page 877-A of the records of the Recorder of Madison County, Iowa;

EXCEPTING that part thereof conveyed to State of Iowa (containing 1.81 acres, more or less) more particularly described in the Deed conveying the same which is recorded in Deed Record 88 at Page 595 in the Madison County Recorder's Office;

AND

Lot One (1) of Little Road Runners Subdivision, an Addition to the City of Truro, Madison County, Iowa; containing 4.70 acres, more or less)

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: 3-25-04

MADISON COUNTY, ss:

On this 25 day of March, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared George S. Hutton and Bridget S. Hutton, Husband and Wife

George S. Hutton (Grantor)
Bridget S. Hutton (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.

Pamela S. Wearmouth
Notary Public (Grantor)

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

