

REAL ESTATE TRANSFER
TAX PAID 32
STAMP # 30
\$ 95
Michelle Utzler
RECORDER
3-23-04 Madison
DATE COUNTY

REC \$ 5.00
A.D. \$ 5.00
R.M.F. \$ 1.00
5.00

FILED NO. 1243
BOOK 2004 PAGE 1243

2004 MAR 23 PM 2:39
(2:39 PM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

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



✓ Address Tax Statement: Dale R. Hoepker, 3268 310th Street,
Orient, Iowa 50858

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of ---Sixty Thousand
Dollar(s) and other valuable consideration,
KEITH HOEPKER, a single person,

do hereby Convey to
DALE R. HOEPKER

the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Southeast Quarter (1/4) of Section Nine (9), in Township Seventy-four (74) North, ✓
Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, except a tract commencing at the
Southeast corner of said 80-acre tract and running thence West 1076 1/2 feet to a point 33 feet South and 4
rods and 12 feet West of the Southwest corner of Outlot Twelve (12) of Lee's Addition to the Town of
Macksburg, thence North 72.765 rods, thence East 46.303 rods, thence South to the South line of the
Railroad right of way, being a point 49 1/2 feet West of the Northwest corner of Block One (1) of Thomas &
Mahala Kirkland's Addition to said Town of Macksburg, thence East 306.5 feet to the East line of said
Section, thence South 841.79 feet to the point of beginning, and also excepting a tract of land described as
commencing at a point 841.79 feet North of the Southeast corner of said East Half (1/2) of the Southeast
Quarter (1/4), running thence West 258 feet along the North line of Thomas & Mahala Kirkland's Addition to
said Town of Macksburg, thence North 605 feet, thence East 258 feet, thence South 605 feet to the point of
beginning,

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: March, 2004

MADISON COUNTY, ss:

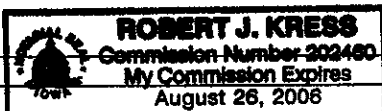
On this day of March,
2004, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Keith Hoepker

Keith Hoepker
Keith Hoepker (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 J. Kress
Notary Public

(Grantor)

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