

REAL ESTATE TRANSFER
TAX PAID 34
STAMP # 20
\$ 71
Michelle Utzler
RECORDER
3-24-04 Madison
DATE COUNTY

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

FILED NO. **1256**
BOOK 2004 PAGE 1256
2004 MAR 24 AM 11:17
(11:17 AM)
NICKI UTZLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

Preparer Information Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement: Donald R. Mason
2225 Peru Road, Peru, IA 50222

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of 45,000.00
Dollar(s) and other valuable consideration,
JASON LEE WARREN and BETH WARREN, Husband and Wife

do hereby Convey to
DONALD R. MASON and PEGGY J. MASON.

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa:

The Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-nine (29) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT therefrom a parcel described as commencing 108.6 feet East of the Southwest Corner and on the South line thereof, thence North 3°57' East, 389.9 feet, thence South 89°49' East, 299.9 feet, thence South 7°51' West, 391.7 feet to the South line thereof, thence West 273.3 feet to the point of beginning and containing 2.5565 acres including 0.2917 of an acre of county road right-of-way, AND EXCEPT Parcel "F" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-nine (29), containing 18.04 acres of land including 0.47 acres of county road right of way, as shown in Plat of Survey filed in Book 2003, Page 5279 on September 4, 2003, in the Office of the Recorder of Madison County, Iowa

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: 3-20-04

On this 20 day of March,
2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Jason Lee Warren and Beth Warren, Husband and Wife

Jason Lee Warren
Jason Lee Warren (Grantor)

Beth Warren
Beth Warren (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)

John S. Shaw
Notary Public



(Grantor)

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