

Book 2004 Page 1626 Type 03 01 Pages 1
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Rec Amt \$11.00 Aud Amt \$5.00
Rev Transfer Tax \$31.20
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MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

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

COMPUTER
RECORDED
COMPARED



Address Tax Statement: Christopher and Misty Akers
19880.94 1758 Highway 169
Winterset, Iowa 50273

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Nineteen Thousand Eight Hundred Eighty and 94/100-----(\$19,880.94)
Dollar(s) and other valuable consideration,
Robert V. Houseman and Rosetta M. Houseman, Husband and Wife

do hereby Convey to
Christopher Lee Akers

the following described real estate in Madison County, Iowa:

Parcel "A" in the Northwest Fractional Quarter of the Southwest Quarter of Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the West Quarter Corner of Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence South 89 degrees 02 minutes 24 seconds East 240.00 feet along the North line of the Northwest Quarter of the Southwest Quarter of said Section Seven (7); thence South 38 degrees 28 minutes 22 seconds East 638.63 feet; thence North 89 degrees 02 minutes 24 seconds West 642.16 feet to a point on the West line of said Northwest Fractional Quarter of the Southwest Quarter; thence North 00 degrees 26 minutes 41 seconds East 493.28 feet to the Point of Beginning containing 5.000 acres.

This Deed is in partial fulfillment of the Real Estate Contract dated December 21, 1998 and filed for record with the Madison County Recorder's Office on December 21, 1998 in Record Book 139 at Page 874.

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: April 14, 2004

MADISON COUNTY,

ss:

On this 14 day of April,
2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert V. Houseman and Rosetta M. Houseman

Robert V. Houseman
Robert V. Houseman

(Grantor)

Rosetta M. Houseman
Rosetta M. Houseman

(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

Notary Public

(Grantor)

(Grantor)

(This form of acknowledgment for individual grantors only)

