

Book 2004 Page 2592 Type 03 01 Pages 1  
Date 6/04/2004 Time 10:42 AM  
Rec Amt \$11.00 Aud Amt \$5.00  
Rev Transfer Tax \$212.80  
Rev Stamp# 121 DOV# 231

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

ENTERED FOR TAX PURPOSES  
THIS 4 DAY OF June 2004  
*Hans Weber*  
*Debbie Corkean*  
DEPUTY RECORDER

COMPUTER   
RECORDED   
COMPARED

Preparer Information *L* Lewis H. Jordan, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement : Craig E. Speer and Charlotte A. Speer, 2403  
Cumming Road, Winterset, IA 50273

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of \$133,068.75  
Dollar(s) and other valuable consideration,  
Daniel R. Waltz and Utonda J. Waltz, Husband and Wife

do hereby Convey to  
Craig E. Speer and Charlotte A. Speer

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

The Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-eight (28) in  
Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County,  
Iowa;

AND,

The Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW  
1/4) of the Southwest Quarter (SW 1/4) and a passageway across the Southeast corner of the  
Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) described as follows: Commencing  
at the Southeast corner of said 40-acre tract and running thence North 15 feet, thence in a  
Southwesterly direction to a point 15 feet West of said Southeast corner of said 40 acres; thence East  
to the place of beginning, all in Section Twenty-eight (28), in Township Seventy-five (75) North,  
Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located  
in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section Twenty-eight  
(28), containing 7.000 acres, as shown in Plat of Survey filed in Book 2004, Page 2200, on May 13,  
2004, 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: June 3, 2004

MADISON COUNTY, ss: Daniel R. Waltz (Grantor)

On this 3rd day of June 2004, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Daniel R. Waltz and Utonda J. Waltz

Utonda J. Waltz (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.

LEWIS H. JORDAN  
Commission Number 201440  
My Commission Expires  
August 26, 2006  
(Grantor)

*Lewis H. Jordan*  
Notary Public  
(This form of acknowledgment for individual grantor(s) only)