

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

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

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273 (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement : Hal Chase
4069 Kingman Blvd. Des Moines, Iowa 50311

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of \$1.00
Dollar(s) and other valuable consideration,
Hal Chase and Avril Chase, Husband and Wife

do hereby Convey to
Hal Chase and Avril Chase

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

The North Half (1/2) of the Southwest Quarter (1/4); the Southeast Quarter (1/4) of the Southwest Quarter (1/4); and the following-described tracts of land to-wit: Commencing at the Northwest corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4), thence East 3 chains to Middle River, thence South 2° West 6.15 chains, thence South 45° East, 6 chains, thence North 85° East 13 chains to the East line of said 40-acre tract, thence South on said East line 10.88 chains to the Southeast corner of said 40-acre tract, thence West on the South line of said 40-acre tract to the Southwest corner thereof, thence North on the West line of said 40-acre tract to the place of beginning, being all that part of said Southeast Quarter (1/4) of the Northwest Quarter (1/4) lying and being South and West of Middle River all in Section 15, Twp. 75N, Range 29W of the 5th P.M. Madison County, Iowa

This Deed is between a husband and wife, therefore no Declaration of Value or Ground Water Statement is required.

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, ss:
Polk COUNTY,

Dated: April 23, 2004

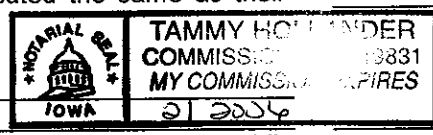
On this 23 day of April, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Hal Chase and Avril Chase

Hal Chase
Hal Chase (Grantor)

Avril Chase
Avril Chase (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.

Tammy Hollander
Tammy Hollander



Notary Public (Grantor)

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