

Book 2004 Page 2263 Type 03 01 Pages 2
Date 5/17/2004 Time 3:10 PM
Rec Amt \$16.00 Aud Amt \$5.00
Rev Transfer Tax \$5.60
Rev Stamp# 85

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 17 DAY OF May 2004
Grace Welch
Debbie Gordon
DEPUTY RECORDER

Preparer Information Mark D. Lowe, 1009 Main Street, P.O. Box 99, Adel, IA 50003, (515) 993-4545

COMPUTER
RECORDED
COMPARED Phone

Individual's Name Street Address City

Address Tax Statement : Albert "Buddy" Little, 2331 Clark Tower Road,
Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



SPECIAL WARRANTY DEED

For the consideration of \$4,000.00

Dollar(s) and other valuable consideration,
Alberta Rae Little, single

do hereby Convey to
Albert L. Little

the following described real estate in Madison County, Iowa:

See Exhibit "A", attached hereto and made a part hereof

This deed is in full and complete satisfaction of a contract from Russell J. Little and Alberta Rae Little, husband and wife, to Albert L. Little, dated May 3, 2001, and filed May 3, 2001, Book 2001 at Page 1774 of the Madison County, Iowa, records, and as amended by instrument dated June 27, 2001 and filed July 13, 2001 at Book 2001, Page 3070 of the Madison County, Iowa records, to and including which date (June 27, 2001) only all general warranties and covenants herein extend; thereafter, grantor warrants title only as against themselves and all parties claiming by, through or under grantor.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: May 12, 2004

Madison COUNTY,

ss:

On this 12th day of May,
2004, before me, the undersigned, a Notary Public in and for said State, personally appeared
Alberta Rae Little, single

Alberta Rae Little
Alberta Rae Little (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)

Debra L Perkins



Notary Public

(Grantor)

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

Lot One (1) of the Subdivision of the West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown by the plat and survey thereof recorded in Deed Record 8, at page 284 of the records of said County, EXCEPT about 2 acres from the Northwest corner of said lot lying North and West of Middle River, AND EXCEPT a tract commencing on the South line of and 510 feet West of the Southeast corner of said Lot One (1), thence North 15 feet, thence West 15 feet, thence South to the South line of said Lot One (1), thence East 15 feet along said South line to the point of beginning; AND the East 125 feet of Lot Three (3) as per plat of subdivision of the West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., dated February 24, 1873, and recorded in Deed Record 8 at Page 284 thereof, more particularly described as a tract commencing 14.36 rods East and 64 rods and 14 links South of the Northwest corner of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Seven (7), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence South 19 rods, thence North 70°40' East 17 rods and 2 links, thence North 19 rods, thence South 70°40' West 17 rods and 2 links to the place of beginning, containing 2 acres, more or less,

