

Book 2004 Page 3335 Type 03 01 Pages 2
Date 7/19/2004 Time 12:16 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$415.20
Rev Stamp# 223 DOV# 333

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

Jerrold B. Oliver, ISBA #04132

ENTERED FOR TAXATION
THIS 19 DAY OF July 2004
Jan M. [unclear]
Debbie Corliss

COMPUTER
RECORDED _____
COMPARED _____

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

Individual's Name Street Address City Phone

Address Tax Statement : Dwight G. and Debra K. Bridges
2605 N. 1st Street, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



\$260,000.00

WARRANTY DEED - JOINT TENANCY

For the consideration of \$260,000.00
Dollar(s) and other valuable consideration,
Curtis C. Allen and Connie M. Allen, Husband and Wife

do hereby Convey to
Dwight G. Bridges and Debra K. Bridges, husband & wife

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

See Attached Exhibit "A"

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: 6-30-04

MADISON COUNTY, ss:

On this 4 day of June 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Curtis C. Allen and Connie M. Allen

Curtis C. Allen
Curtis C. Allen (Grantor)

Connie M. Allen
Connie M. Allen (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.

[Signature]

Notary Public

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



Exhibit "A"

LEGAL DESCRIPTION

Parcel "C" located in the Fractional Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Northwest corner of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence Southerly along the West line of the Northwest Quarter ($\frac{1}{4}$) of said Section Thirty (30) at an assumed bearing of South $0^{\circ}00'00''$ West, 824.67 feet; thence North $90^{\circ}00'00''$ East, 573.94 feet; thence North $30^{\circ}32'10''$ East, 289.34 feet; thence North $90^{\circ}00'00''$ East, 768.70 feet to a point on the East line of the Fractional Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Thirty (30); thence North $0^{\circ}46'21''$ West, along the East line of the Fractional Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Thirty (30), 561.08 feet to the Northeast corner of the Fractional Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Thirty (30); thence North $89^{\circ}26'32''$ West along the North line of the Fractional Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Thirty (30), 1482.15 feet to the Point of Beginning. Said Parcel "C" containing 23.087 acres, including 1.613 acres of U.S. Highway #169 right of way

