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Rev Transfer Tax \$319.20 Rev Stamp# 224 DOV# 334

MICHELLE "MICKI" UTSLER, COUNTY RECORDER MADISON IOWA

RECORDED

COMPARED

Preparer

Information

Robert D. Hall, 408 SW 3rd St., Ankeny, IA, (515) 964-2134

Individual's Name

Street Address

City

Phone

Robert D. Hall ISBA # 2135

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: Bryan J. Aller 2361 Walnut Trail, ST. Charles Iowa

\$200,000.00

WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Phil R. Armstrong, single do hereby Convey to Bryan J. Aller and Susan K. Aller, husband and 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

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.

Dated:

Phil R. Armstrong (Gra

SS

STATE OF IOWA,

COUNTY

On this 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Phil R. Armstrong, single 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.

Robert D Hall

, Notary Public

EXHIBIT A

Legal #1: A tract of land commencing 26 1/2 rods West of the center of Section Twelve (12), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, running thence East along the East-West center line of said Section to the center of a creek traversing the South Half (1/2) of the Northeast Quarter (1/4) of said Section Twelve in a Southeasterly to Northwesterly direction, thence in a Northwesterly direction along the center line of said creek to its intersection with the center line of Clanton Creek, thence in a Westerly direction along the center line of Clanton Creek to a point 26 1/2 rods West of the North-South center line of said Section, thence South to the point of beginning, and comprising 33 acres, more or less.

Legal #2: All that part of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twelve (12), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying South of Clanton Creek except the East 26 1/2 rods thereof, containing 12.75 acres more or less.