

Document 2004 3384

Book 2004 Page 3384 Type 03 01 Pages 2
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Rec Amt \$12.00 Aud Amt \$15.00
Rev Transfer Tax \$719.20
Rev Stamp# 229 DOV# 339

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 21 DAY OF July 2004
Debbie Cookman
DEPUTY RECORDER

COMPUTER RECORDED
COMPARED

Preparer Information LEONARD HARTMAN, 110 NORTHWEST 2ND ST., STUART, IOWA 50250, (515) 523-2441
Individual's Name Street Address City Phone

Address Tax Statement: RANDALL & CATHERINE SIMON 2389 COTTONWOOD AVE., WINTERSSET, IA. 50273

SPACE ABOVE THIS LINE FOR RECORDER



\$450,000.00

WARRANTY DEED - JOINT TENANCY

For the consideration of ONE Dollar(s) and other valuable consideration, KEITH M. WAMBOLD AND GWENDOLYN J. WAMBOLD, HUSBAND AND WIFE

do hereby Convey to RANDALL L. SIMON AND CATHERINE A. SIMON, 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 LEGAL DESCRIPTION)

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: Madison COUNTY,

Dated: July 16, 2004
Keith M. Wambold
KEITH M. WAMBOLD (Grantor)

On this 16th day of July 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared KEITH M. WAMBOLD AND GWENDOLYN J. WAMBOLD, HUSBAND AND WIFE

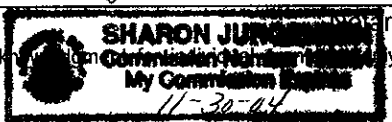
Gwendolyn J. Wambold
GWENDOLYN J. WAMBOLD (Grantor)

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)

Sharon Jung
Notary Public

(Grantor)



(This form of acknowledgment is not valid unless signed by the grantor(s) in the presence of the notary public.)

**LEGAL DESCRIPTION; KEITH M. & GWENDOLY J. WAMBOLD TO
RANDALL L. & CATHERINE A. SIMON**

The Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Eight (8) except a tract commencing at the Southeast corner of said 40-acre tract and running thence North, $20\frac{1}{2}^{\circ}$ West, to a point intersecting the center of Middle River, thence following said river in a Northwesterly direction to a point 15 rods North of the South line of said 40-acre tract, thence West to a point 34 rods West of the East line of said 40-acre tract, thence South to the South line of said 40-acre tract, thence East 34 rods to the place of beginning; the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Nine (9); the West Half ($\frac{1}{2}$) of the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Sixteen (16), and a tract of land commencing at the Northeast corner of the Northwest Quarter ($\frac{1}{4}$) of Section Sixteen (16) and running thence West on the Section line to a point 20 rods and 50 feet East of the Northwest corner of said Northwest Quarter ($\frac{1}{4}$), thence South 700 feet, thence angle to the left 80° running 600 feet, thence angle to the right 45° running 276 feet, thence angle to the left 52° running 1130 feet, thence angle to the left 37° running 600 feet, thence angle to the left 43° running 335 feet to the East line of said Northwest Quarter ($\frac{1}{4}$) of Section Sixteen (16) at a point 400 feet South of the Northeast corner thereof, thence North 400 feet to the place of beginning; all in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.