

Book 2004 Page 2726 Type 03 01 Pages 1  
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Rec Amt \$11.00 Aud Amt \$5.00  
Rev Transfer Tax \$124.00  
Rev Stamp# 143 DOV# 251

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

ENTERED FOR TAXATION  
THIS 11 DAY OF June 2004  
*John E. Casper*  
*Debbie Carlson*  
DEPUTY ASSOCIATION

COMPUTED ✓  
RECORDED ✓  
COMPARED

Preparer Information ✓ John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912

Individual's Name Street Address City Phone



Address Tax Statement : John and Gretchen Holcomb  
1631 Roseman Bridge Road  
Winterset, IA 50273

SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED - JOINT TENANCY

For the consideration of Seventy-eight Thousand and No Cents-----(\$78,000.00)  
Dollar(s) and other valuable consideration,  
Ida V. Morse, a single person

do hereby Convey to  
John Holcomb and Gretchen Holcomb, 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:

The Northwest Fractional Quarter (1/4) of Section Seven (7) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; EXCEPT a tract of land described as follows: Commencing at the Northeast corner of said Section Seven (7), thence West 2633.55 feet along the North line of the Northeast Quarter (1/4) of said Section Seven (7) to the North Quarter (1/4) corner of said Section Seven (7), thence continuing West 4.12 feet, thence South 34 degrees 07 minutes 10 seconds West 586.52 feet; thence South 21 degrees 06 minutes 10 seconds West 771.91 feet, thence South 88 degrees 07 minutes 34 seconds West 5.25 feet to a point of intersection with the centerline of county road and point of beginning of tract; thence South 88 degrees 07 minutes 34 seconds West 713.59 feet, thence South 00 degrees 39 minutes 17 seconds West 1271.94 feet to the centerline of county road, thence down the centerline of the county road to the point of beginning, containing 8.83 acres more or less; AND EXCEPT that part thereof lying within said Northwest Fractional Quarter (1/4) as shown in Plat of Survey filed in Book 2, Page 396 on May 25, 1993, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT that part of Parcel "B" that lies within said Northwest Quarter (1/4), as shown in Amended Plat of Survey filed in Book 2002, Page 2557 on May 30, 2002, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "A" located in the Northwest Quarter (1/4) of said Section Seven (7) containing 24.104 acres, as shown in Plat of Survey filed in Book 2002, Page 1896 on April 22, 2002, in the Office of the Recorder of Madison County, Iowa,

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: June 10, 2004

MADISON COUNTY, ss:

On this 10<sup>th</sup> day of June, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Ida V. Morse

*Ida V. Morse*  
Ida V. Morse (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.

*Elisha R. Busch*

(Grantor)

Notary Public

(Grantor)

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

