

Book 2004 Page 2870 Type 03 01 Pages 1
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Rec Amt \$11.00 Aud Amt \$5.00
Rev Transfer Tax \$143.20
Rev Stamp# 157 DOV# 265

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 21 DAY OF June 2004
Jan Helech
Debbie Corkran
DEPUTY RECORDER

COMPUTER
RECORDED
COMPARED

Preparer Information Julie A. Forsyth, 113 North John Wayne Drive, Winterset, Iowa 50273, (515) 462-1666
Individual's Name Street Address City Phone

Address Tax Statement: Tiffany Martinez
2364 St. Charles, Rd. Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of 90,000.00
Dollar(s) and other valuable consideration,
Dixie Lee Bardwell, Single

do hereby Convey to
Tiffany Martinez and Jesse Martinez, Husband and Wife and Steven VanPelt, Single as Joint Tenants with full rights of Survivorship and not as tenants in Common.

the following described real estate in MADISON County, Iowa:

All that part of the North (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eight (8) which lies West of the West line of the public highway which commences 1081 feet East of the center of said Section (8), and runs thence South, 15 degrees 20' East, 790.5 feet, thence Southeasterly along a 3843 - foot radius curve with central angle of 8 degrees 55' a distance of 599.6 feet, thence South, 24 degrees 15' East, 545.6 feet, thence Southeasterly along a 669.6 foot radius curve with central angle of 13 degrees 33', a distance of 158.3 feet to a point on the South line of said 20-acre tract which is 848.4 feet West of the East line of said Section (8), and the South Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eight (8) except commencing at the Southeast corner thereof, and running thence West 264.1 feet thence North, 3 degrees 37' West, 350.5 feet, thence North, 77 degrees 36' West, 142.3 feet thence North, 67 degrees 22' West, 196.7 feet, thence North, 57 degrees 24' West, 114.8 feet, thence North, 44 degrees 52' West, 171.4 feet, thence East 848.4 feet to Section line, thence South 660 feet to the point of beginning and containing 6.8 acres, more or less; all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., 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,
MADISON COUNTY, ss:
On this 15th day of June,
2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Dixie Lee Bardwell, Single

Dated: 6-15-04
Dixie Lee Bardwell
Dixie Lee Bardwell, Single (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.

Carrie Dee Bardwell
Notary Public (Grantor)

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

CARRIE DEE BARDWELL
Commission Number 722080
My Commission Expires
April 23, 2006