

ENTERED FOR TAXATION
3 DAY OF Sept 2004
Chris A. Magnani
Debby Carlson
DEPT. OF REVENUE
COMPUTER
RECORDED
COMPARED

Document 2004 4160

Book 2004 Page 4160 Type 03 01 Pages 2
Date 9/03/2004 Time 3:32 PM
Rec Amt \$12.00 Aud Amt \$5.00

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

After recording return to: Preparer
Preparer Information John D. Jordan, 615 Story Street, P.O. Box 219, Boone, Iowa 50036-0219, (515) 432-4510
✓ Address Tax Statements to: Chris A. Magnani, P.O. Box 26, Macksburg, IA 50155

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of One Dollar(s) (\$1.00) and other valuable consideration, Rhonda Sue Dean, f/k/a Rhonda Sue Vandewater, and Charles Dean, her husband, do hereby Convey to Chris A. Magnani, the following-described real estate in Madison County, Iowa:

An undivided one-half interest in and to:
Commencing at a point 533 feet North and 413 feet East of the West line of the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Ten (10) in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, said point being Southeast corner of Lot One (1) in Block Five (5) of Barker's Second Addition to Macksburg, Iowa, thence North 416.96 feet to the North line of the right-of-way of the Creston, Winterset, Des Moines, Railroad Company, thence West 130 feet, thence North to the North line of said Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Ten (10), thence East 337 feet, thence South to a point East of the place of beginning, thence West to the place of beginning, containing 4.84 acres, (Parcel A), and a part of the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Ten (10), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, described as follows:
Commencing at the South line of said 40 acre tract at a point 33 feet South of the Southeast corner of Block Five (5) of Barker's Second Addition to Macksburg, Iowa, and running thence North along the East line of said Addition 533 feet to the Southeast corner of Lot One (1) of said Block Five (5), thence East, parallel with the South line of said 40 acre tract, 24 rods, 12 feet, 8 inches, thence South 533 feet to the South line of said 40 acres tract, thence West to the place of beginning, containing 5 acres (Parcel B), and Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), and Eleven (11) in Block Five (5) all of Barker's Second Addition to Macksburg, Madison County, Iowa.

CONSIDERATION FOR THIS DEED IS LESS THAN \$500.00 AND EXEMPT FROM TRANSFER TAX.

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 the 26 day of Aug., 2004.

Rhonda Sue Dean
Rhonda Sue Dean

Charles R. Dean
Charles Dean

STATE OF IOWA, MADISON COUNTY, ss:

On this 26 day of Aug., 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Rhonda Sue Dean and Charles Dean, 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.

Georgena Breakinridge
Notary Public

