

Book 2004 Page 3673 Type 03 01 Pages 1  
Date 8/06/2004 Time 1:45 PM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$87.20  
Rev Stamp# 252

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

ENTERED FOR TAXATION  
THIS 6th DAY OF Aug  
John Wilmore  
Debby Wilmore  
DEPUTY RECORDER

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

COMPUTER RECORDED COMPARED

SPACE ABOVE THIS LINE FOR RECORDER



Address Tax Statement : John B. Wilmore and Carrie Wilmore  
1214 SW Loomis  
Des Moines, IA 50315

WARRANTY DEED - JOINT TENANCY

For the consideration of Fifty-five Thousand and 0/100 Dollars (\$55,000.00)

Dollar(s) and other valuable consideration,

Edna Lorraine Powell, a single person

do hereby Convey to

John B. Wilmore and Carrie Wilmore, 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:

Parcel "A", located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence South 89 degrees 15'28" West, 1314.99 feet to the Southwest corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section Three (3); thence North 1 degree 14'33" East, 666.93 feet along the West line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section Three (3); thence South 75 degrees 44'29" East, 259.25 feet; thence South 70 degrees 27'18" East, 203.05 feet; thence South 47 degrees 25'17" East, 175.04 feet; thence South 48 degrees 18'21" East, 161.80 feet; thence North 89 degrees 15'28" East, 223.75 feet; thence North 1 degree 33'25" East, 544.51 feet to a point on a line between the West Quarter corner and an existing fence corner on the East line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section Three (3); thence South 63 degrees 10'47" East, 433.71 feet along said line to said existing fence corner; thence South 1 degree 33'25" West, 643.66 feet along an existing fenceline which is the East line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section Three (3) to the Point of Beginning. Said Parcel contains 16.823 Acres, including 0.527 acres of County Road right-of-way,

This deed is in fulfillment of a real estate contract dated July 18, 2000, and filed for record at the Madison County Recorder's Office on July 18, 2000, in Deed Record Book 142, at Page 749.

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: August 6, 2004

MADISON COUNTY,

ss:

On this 6th day of August

2004, before me, the undersigned, a Notary Public in and for said State, personally appeared

Edna Lorraine Powell

Edna Lorraine Powell  
Edna Lorraine Powell (Grantor)

(Grantor)

(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.

John E. Casper  
Notary Public

(This form of acknowledgment is valid for grantor(s) only)

