

ENTERED FOR TAXATION
THIS 6 DAY OF Aug 2004
Joan Welch
Debbie Cookman

Document 2004 3674

Book 2004 Page 3674 Type 03 01 Pages 2
Date 8/06/2004 Time 1:48 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$109.60
Rev Stamp# 253 DOV# 362

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED

Return to Re/Max Real Estate Group, 6600 University, Des Moines, IA 50311

Preparer

Information Larry L. Tuel #005633, 6600 University, Suite 132, Des Moines, IA 50311-1693, (515) 271-7766

Individual's Name Street Address City Phone

Tax Statement to: Dennis Pearson - 3193 59th Street Trail, Shellsburg, IA 52332

WARRANTY DEED -JOINT TENANCY

For the consideration of One & 00/100 Dollar and other valuable consideration, John B. Wilmore, a single person and Carrie Wilmore, a single person, as joint tenants, with full rights of survivorship and not as tenants in common, do hereby convey to Dennis R. Pearson and Donna J. Pearson, 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 Exhibit A

Property Address: 2280 Holliwel Bridge Road, Winterset, IA 50273

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: 8-6-04

John B. Wilmore
John B. Wilmore (Grantor)
Carrie Wilmore
Carrie Wilmore (Grantor)

STATE OF Iowa, Polk COUNTY, ss:

On this 6 day of August, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared John B. Wilmore, a single person and Carrie Wilmore, a single person, 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.

Tracy M. Tague
Notary Public

TRACY M. TAGUE
Commission Number 224337
My Commission Expires
Sept 3, 2005

Exhibit A

Parcel "A", located in the Northwest Quarter (1/4) of the Southwest Quarter (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 (1/4) of the Southwest Quarter (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 (1/4) of the Southwest Quarter (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 (1/4) of the Southwest Quarter (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 (1/4) of the Southwest Quarter (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 fence line which is the East line of the Northwest Quarter (1/4) of the Southwest Quarter (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.