

Document 2004 3708

Book 2004 Page 3708 Type 03 01 Pages 2
Date 8/09/2004 Time 3:15 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$32.80
Rev Stamp# 260 DOV# 369

ENTERED FOR TAXATION
THIS 9 DAY OF Aug 2004
Jan Welch
Debbie Corbin
DEPUTY

COMPUTER
RECORDED
COMPARED

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

(641)765-4698

Preparer Information Paul Hutton P.O. Box 114 Truro, Iowa 50257
Individual's Name Street Address City Phone



Address Tax Statement: Mark Adair 1007 Main St, Linnville

SPACE ABOVE THIS LINE FOR RECORDER

21,000.00 WARRANTY DEED - JOINT TENANCY IA 50147

For the consideration of One
Dollar(s) and other valuable consideration,
Paul H. Hutton & Stacy J. Hutton (Husband and Wife)

do hereby Convey to
Mark A. Adair & Danya D. Adair (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:

Long Legal -- See Attached

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: 7-31-04

Madison COUNTY, ss:

On this 31st day of July, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared

Paul H. Hutton (Grantor)
Stacy J. Hutton (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.

Diane M. Daniels

DIANE M. DANIELS
Commission Number 155652
My Commission Expires
4-5-05

Notary Public (Grantor)

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

LEGAL DESCRIPTION

Parcel "J" in the Southeast Quarter of the Northeast Quarter of Section 15, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Commencing at the Southwest Corner of the Southeast Quarter of the Northeast Quarter of Section 15, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, thence N 00°06'38" East 80.47 feet along the West line of said Southeast Quarter of the Northeast Quarter to the Point of Beginning; thence continuing North 00°06'38" East 514.87 feet along said West line; thence North 86°22'10" East 554.95 feet to the Northwest Corner of existing Parcel "D", thence South 08°45'38" East 514.87 feet to the Southwest Corner of existing Parcel "D" which is a point on the North right-of-way of a County Road; thence South 86°16'57" West 634.60 feet along said North right-of-way line to the Point of Beginning containing 7.008 acres.