THE BOY OF NOW 2004

Jan Welch

Lebby Corkson

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3ook 2004 Page 5194 Type 03 01 Pages 1 Date 11/03/2004 Time 12:46 PM Rec Amt \$7.00 Aud Amt \$10.00 Rev Transfer Tax \$226.40 Rev Stamp# 430 DOV# 529

MICHELLE "MICKI" UTSLER, COUNTY RECORDER MADISON IOWA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 3501 Westown Pkwy., West Des Moines, IA 50266

COMPUTER _______
RECORDED ______
COMPARED _____

Return to:

IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266

(cc) PH # (515) 453-5724

Mail tax statements to:

Larry & Debra Moore, 3100 220th St., St. Charles, IA 50240

File #7409134

\$141,900,00

WARRANTY DEED

For the consideration of One (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Kevin W. Smith and Lisa A. Smith, husband and wife**, do hereby convey unto **Larry Moore and Debra Moore**, **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, lowa:

Parcel "A" located in the Northwest Fractional Quarter of the Northwest Quarter of Section Three (3), and in the Northeast Fractional Quarter of the Northeast Quarter of Section Four (4), all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa, containing 5.000 acres, as shown in Plat of Survey filed in Book 2, Page 528 on December 14, 1994 in the Office of the Recorder of Madison County, Iowa.



SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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.

Notary Public in and for said State

