

Book 2004 Page 5917 Type 03 01 Pages 1  
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Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$395.20  
Rev Stamp# 507 DOV# 601

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

Jerrold B. Oliver ISBA # 04132

14 December  
2004 *Juan Welch*

COMPUTER   
RECORDED   
COMPARED

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name

Street Address

City

Phone



Address Tax Statement: Michael W. Teachout and Jana D. Johnson  
1487 NW 121st St., Clive, IA 50325

247,500.00

SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED

For the consideration of Two hundred forty-seven thousand five hundred  
Dollar(s) and other valuable consideration,

Thomas J. Hopewell and Rhonda J. Hopewell, husband and wife

do hereby Convey to

Michael W. Teachout and Jana D. Johnson, as Tenants in Common

the following described real estate in MADISON County, Iowa:

The North Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-eight (28), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPTING therefrom that part located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-eight (28), as shown in Plats of Survey filed in the Office of the Recorder of Madison County, Iowa, to-wit:

1. Plat of Survey filed in Farm Plat Book 2, Page 57 on December 31, 1986.
2. Plat of Survey (Parcel "B") filed in Book 2003, Page 7193 on December 5, 2003.



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: 12/13/04

MADISON COUNTY, ss:

On this 13 day of December,  
2004, before me, the undersigned, a Notary Public in and for said State, personally appeared  
Thomas J. Hopewell and Rhonda J. Hopewell

Thomas J. Hopewell  
Thomas J. Hopewell (Grantor)

Rhonda J. Hopewell  
Rhonda J. Hopewell (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.

Lawrence C Watts  
Lawrence C Watts Notary Public

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

**My Commission Expires 3/29/06**