

Book 2005 Page 997 Type 03 01 Pages 1
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Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$172.00
Rev Stamp# 100 DOV# 103

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

SEARCHED	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

Preparer Information Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267
Individual's Name Street Address City Phone

Address Tax Statement: Phillip A. & Leisa R. Imboden, 1312 - 160th Street, Earlham, Iowa 50072 SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

For the consideration of ----One Hundred Seven Thousand Eight Hundred Ninety-seven
Dollar(s) and other valuable consideration,
LARREE L. IMBODEN and PATRICIA L. IMBODEN, husband and wife,

do hereby Convey to
PHILLIP A. IMBODEN and LEISA R. IMBODEN, husband and wife,

the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to:

The West One-half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 23, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Northwest Quarter of the Northwest Quarter of Section 23, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the West Quarter corner of Section 23, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence North 0°27'41" West, 1405.19 feet along the West line of the Northwest Quarter of said Section 23 to the Point of Beginning; thence North 0°27'41" West, 534.51 feet along the West line of the Northwest Quarter of said Section 23; thence South 89°53'57" East, 460.10 feet along an existing fenceline; thence South 0°26'02" West, 533.22 feet along an existing fenceline; thence South 89°56'22" West, 451.76 feet along an existing fenceline to the Point of Beginning, said excepted parcel contains 5.588 acres, including 0.405 acres of County Road right-of-way.

This conveyance is subject to a real estate mortgage in favor of Earlham Savings Bank, Earlham, Iowa, recorded on November 30, 2001, in Book 2001, Page 5390, in the Office of the Recorder of Madison County, Iowa.

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: March 9, 2005

MADISON COUNTY, ss:

On this 9th day of March,
2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Larree L. Imboden and Patricia L. Imboden

Larree L. Imboden
Larree L. Imboden (Grantor)

Patricia L. Imboden
Patricia L. Imboden (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.

(Grantor)

Susan [Signature]
Notary Public

(Grantor)

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