

Document 2005 369

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Rev Transfer Tax \$68.00
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MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR REGISTRATION

3 DAY CELEBRATION
Jan 2005
Casper
Dobby
Casper

INDEXED ✓
RECORDED ✓
COMPARED

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912

Individual's Name

Street Address

City

Phone

Address Tax Statement : Larry A. and Diane K. Wisecup
3151 Timber Ridge Avenue, Truro, IA 50257

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of FORTY-TWO THOUSAND SIX HUNDRED AND NINETY-ONE 00/100

Dollar(s) and other valuable consideration,
Michael D. Powell and Margaret N. Powell, husband and wife

do hereby Convey to
Diane K. Wisecup and Larry A. Wisecup, 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:

The East Half (1/2) of the Northeast Quarter (1/4) and the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty (20) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, Except Parcel "A", located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty (20), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5.412 acres, as shown in Plat of Survey recorded in Book 3, Page 643 on November 7, 2000 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: 1/28/05

MADISON Polk COUNTY, ss:

On this 28th day of January, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael D. Powell and Margaret N. Powell, husband and wife

Michael D. Powell (Grantor)
Margaret N. Powell (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.

[Signature] Notary Public

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

