

REAL ESTATE TRANSFER  
TAX PAID 37  
STAMP #  
\$ 471.20  
Michelle Utsler  
RECORDER  
4-25-01 Madison  
DATE COUNTY

REC \$ 5<sup>00</sup>  
AUD \$ 5<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

COMPUTER   
RECORDED   
COMPARED \_\_\_\_\_

FILED NO. 001642  
BOOK 2001 PAGE 1642  
(PAGE 1642)  
2001 APR 25 PM 3:45  
MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA  
(515) 462-4912

Preparer Information  LEONARD M. FLANDER 223 EAST COURT AVENUE WINTERSET  
Individual's Name Street Address City Phone  
MADISON COUNTY, IOWA (515) 462-4912



Address Tax Statement: Scott Allen  
2111 Fawn Ave., Winterset, IA 50273

SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED

For the consideration of Two Hundred Ninety-five Thousand and no/100 (\$295,000.00)  
Dollar(s) and other valuable consideration,  
TWYLA J. JACKSON and LARRY JACKSON, Wife and Husband and VIRGINIA I. REED, Single

do hereby Convey to  
SCOTT ALLEN

the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4); The East Half (1/2) of the East Half (1/2) of the Southwest Quarter (1/4); all in Section Twenty-seven (27), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, except the following-described tract: A tract of land in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast Corner of said Section Twenty-seven (27), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence North 89°23'06" West 762.78 feet along the South line of said Section Twenty-seven (27), thence North 00°00'00" 251.58 feet; thence South 89°23'06" East 762.78 feet to the East line of Section Twenty-seven (27); thence South 00°00'00" 251.58 feet along said East line to the Point of Beginning, said tract of land containing 4.405 acres, including 0.762 acres of Public Road Right of Way.

This deed is in fulfillment of a real estate contract dated and filed for record on February 8, 2001 at the Madison County Recorder's Office in Deed Record Book 2001 at Page 447.

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: April 20, 2001

MADISON COUNTY, ss:

On this 20th day of April,  
2001, before me, the undersigned, a Notary Public in and for said State, personally appeared Twyla J. Jackson, Larry Jackson and Virginia I. Reed

Twyla J. Jackson  
Twyla J. Jackson (Grantor)

Larry Jackson  
Larry Jackson (Grantor)

Virginia L. Reed  
Virginia L. Reed (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.

Connie Harvey  
Connie Harvey  
Notary Public

(Grantor)

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

