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REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

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BOOK 2001 PAGE 1025
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NICKI UTSLER
RECORDED
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name Street Address City

Address Tax Statement: George and Susanne McAninch
189 Masteller
Norwalk, IA 50211

\$115,750.00

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ONE HUNDRED SIXTY-FIVE THOUSAND SEVEN HUNDRED FIFTY Dollar(s) and other valuable consideration, JEAN M. ALLEN, Single,

do hereby Convey to GEORGE W. MCANINCH and SUSANNE MCANINCH

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Lot Fourteen (14) of Hy-View Subdivision, an official plat of the subdivision of the South Half (1/2) of the Southwest Quarter (1/4); the South Half (1/2) of the Southeast Quarter (1/4), except the North 660 feet of the West 660 feet of said South Half (1/2) of the Southeast Quarter (1/4); the Northeast Quarter (1/4) of the Southeast Quarter (1/4); all in Section Ten (10), and also the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Fifteen (15); all the above described tract being in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, subject to easement for petroleum and natural gas pipeline and containing 230 acres, more or less, AND



All right, title, and interest in and to an easement granted by Mattco Land Corporation, to Dean Allen and Jean M. Allen, dated March 17, 1981, and filed March 26, 1981, in Book 113, Page 273 of the Recorder's office 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: 3-13-01

MADISON COUNTY, ss:

On this 13 day of March, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared Jean M. Allen

Jean M. Allen
Jean M. Allen (Grantor)

(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)

Sharon C. Watts
Exp 3/25/03
Notary Public

(Grantor)

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