

FILED NO. **003112**

BOOK **2001** PAGE **3112**

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

COMPUTER
RECORDED
COMPARED _____

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information **James E. Van Werden, 1009 Main Street, P.O. Box 99, Adel, (515) 993-4545**

Address Tax Statement: **Niada McFarland, 2530 225th Trail, Winterset, IA 50273**

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,
Niada M. McFarland, single

do hereby Convey to
Geoffrey K. McFarland and Rodney B. McFarland, as tenants in common, reserving a life estate in and to Grantor

the following described real estate in Madison County, Iowa:

South Three-fourths (S 3/4) of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 3, Township 75 North of Range 27, West of the 5th P.M., Dallas County, Iowa, EXCEPT Parcels A and B located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 3, Township 75 North of Range 27, West of the 5th P.M., Madison County, Iowa.

Reserving therein, however, a life estate in said Grantor

Said conveyance is a transfer between family members; hence, no revenue stamps are required.

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: July 16, 2001

DALLAS COUNTY, ss:

On this 16th day of July,
before me, the undersigned, a Notary Public in and for said State, personally appeared Niada M. McFarland, single

Niada M. McFarland
Niada M. McFarland (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)

James E. Van Werden

(Grantor)



JAMES E. VAN WERDEN
COMMISSION # 403517
MY COMMISSION EXPIRES
4/15/03

Notary Public

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