

REAL ESTATE TRANSFER
TAX PAID 25
STAMP #
132.00
Michelle Utzler
RECORDER
6-14-01 Madison
DATE COUNTY

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

COMPUTER
RECORDED
COMPARED _____

FILED NO. 002505
BOOK 2001 PAGE 2505
01 JUN 14 PM 12:52
MICKI UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information: Paul E. Huscher, 430 6th Street, P.O. Box 971, Waukee, IA 50263, (515) 987-4975
Individual's Name Street Address City Phone



Address Tax Statement: Bruce Simmons, 3079 318th St., Truro, IA 50257 **SPACE ABOVE THIS LINE FOR RECORDER**

\$182,800.00/kx

SPECIAL WARRANTY DEED

For the consideration of One (\$1.00)

Dollar(s) and other valuable consideration,
Norman D. Sturtz and Phyllis V. Sturtz, Husband and Wife,

do hereby Convey to
Bruce Simmons and Kathy Simmons, 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 Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter and a tract of land described as follows: Commencing at a point 11 rods South of the Southeast corner of the Northeast Quarter and running thence South 24 rods, thence West 80 rods, thence North 24 rods, thence East 80 rods to the place of beginning, all in Section Twenty-one in Township Seventy-four North, Range Twenty-six West of the 5th P.M., Madison County, Iowa.

This deed is given in full performance of a real estate contract between the grantors and grantees herein dated the 27th day of February, 1978, and filed for record on the 28th day of February, 1978, at Book 107, Page 439 of the Madison County Records, to the date of which Norman D. Sturtz generally warrants title..

Phyllis V. Sturtz joins in this Deed for the sole purpose of relinquishing all rights of dower, homestead and distributive share in and to the real estate.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: June 7, 2001

DALLAS COUNTY, ss:

On this 7th day of June, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared Norman D. Sturtz and Phyllis V. Sturtz, Husband and Wife

Norman D. Sturtz (Grantor)
Phyllis V. Sturtz (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.

Paul E. Huscher (Grantor)
Paul E. Huscher Notary Public (Grantor)

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

