

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

FILED NO. 002747
BOOK 2001 PAGE 2747
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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

COMPUTER
RECORDED
COMPARED

PREPARED BY: D. Cornelison, Esq, Iowa Realty, 3501 WESTOWN PKWY, WEST DES MOINES, IOWA 50266 515-453-6264/wt

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements to: Will Druery, 2019 265th St., Winterset, IA 50273

\$ 140,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cory W. Utsler and Melanie L. Utsler, Husband and Wife**, hereby convey unto **Will B. Druery and Mindie J. Druery, Husband and Wife, As Joint Tenants With Full Rights of Survivorship and Not As Tenants in Common** the following described real estate, situated in **Madison County, Iowa**:

A tract of land commencing at a point 1,121.57 feet West of the Southeast corner of the Northwest Quarter (1/4) of Section Twenty-six (26), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 623 feet, thence West 350 feet, thence South 623 feet, thence East 350 feet to the point of beginning, containing 5.0057 Acres including 0.2519 Acres of County Road Right-of-Way

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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.

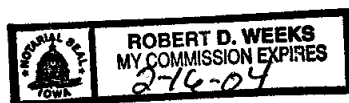
Dated 6-29, 2001.

Cory W. Utsler

Melanie L. Utsler

STATE OF Iowa, Madison COUNTY, SS:

On this 29 day of June, 2001, before me, a Notary Public in and for said State, personally appeared, **Cory W. Utsler and Melanie L. Utsler, Husband and Wife**, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.



Notary Public in and for Said State