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MICKI UTSLER
RECORDER
This instrument was prepared by: HEARTHSIDE LENDING CORPORATION 4770 N. Belleview, Suite 100, Gladstone MUKATY 610 WA

ADDRESS TAX STATEMENTS:

OIKSIII30

# **WARRANTY DEED**

NATIONS TITLE AGENCY, INC. 9415 NALL AVE. SHAWNEE MISSION, KS 66207 (913) 383-9454

GREG HUBLER

Without valuable consideration,
DAVID GIBBONS, Grantor, and JACKI R. GIBBONS, his Spouse

do hereby convey to DAVID GIBBONS and JACKI R. GIBBONS, as 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, to wit:

## "SEE EXHIBIT A"

## **EXEMPTION SECTION 428A.2 Deed between spouses; no consideration**

Grantors do hereby Covenant with Grantees, and successors in interest, that said 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.

DATED: 8-20-01
David Gibbons  GRANTOR- DAVID GIBBONS
Cachi R. Libory GRANTOR- JACKI R. GIBBONS
STATE OF <u>Jowa</u> ) COUNTY OF <u>Madison</u> ) ss.
On this 20 day of Argust, 2001, before me the undersigned, a Notary Public in and for sald State, personally appeared Paris.  Cibbons and Sacki K Cibbons, hundrand decide to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.
A /

Loan No.: 01-32160

Date: AUGUST 20, 2001

Property Address: 3382 NATURE LANE, MURRAY, IOWA 50174

## EXHIBIT "A"

#### LEGAL DESCRIPTION

PARCEL "A" LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 74 NORTH, RANGE 27 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 74 NORTH, RANGE 27 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 452.00 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 717.35 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 89 DEGREES 35 MINUTES 55 SECONDS EAST, 191.62 FEET ALONG AN EXISTING FENCELINE; THENCE SOUTH 2 DEGREES 12 MINUTES 11 SECONDS EAST, 412.27 FEET ALONG AN EXISTING FENCELINE; THENCE NORTH 87 DEGREES 51 MINUTES 04 SECONDS WEST, 41.81 FEET ALONG AN EXISTING FENCELINE; THENCE SOUTH 1 DEGREES 27 MINUTES 01 SECONDS WEST, 305.70 FEET ALONG THE PROJECTION OF AN EXISTING FENCELINE; THENCE SOUTH 90 DEGREES 00 MINUTES OD SECONDS WEST, 157.95 FEET TO THE POINT OF BEGINNING, LESS ANY PARTS USED IN ROADS,