	THE IOWA STATE BAR ASSOCIATION Official Form No. 103	ISBA# 000000454		FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER	
	REAL ESTATE TRANSFER TAX PAID 9  STAMP #  STAMP				
	For the consideration ofNinety-four Thousand Dollar(s) and other valuable consideration, WILLIAM W. HUNTER and FAY S. HUNTER, husband and wife,  do hereby Convey to JOHN D. WELLS and RACHELE D. WELLS, 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, lowa:  Parcel "A" in the Southwest Quarter of the Southeast Quarter of Section 5, Township 77 North, Range 29				
	West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the South Quarter Corner of Section 5, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence South 89°57'34" East 375.97 feet along the South line of the Southeast Quarter of said Section 5 to the Point of Beginning; thence North 01°46'18" East 647.69 feet; thence North 82°32'16" East 283.06 feet; thence North 55°27'24" East 307.50 feet; thence South 00°23'57" East 858.92 feet to a point on the South line of the Southeast Quarter of said Section 5; thence North 89°57'34" West 559.94 feet to the Point of Beginning containing 8.985 acres including 0.424 acres of County Road right-of-way. Parcel is subject to a 40-foot wide access easement.				
	This conveyance is subject to a declaration of covenants, conditions and restrictions recorded on even date herewith.  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.				
	Public in and for said  William W. Hunter and F	the undersigned, a Notary State, personally appeared ay S. Hunter	Dated: August 2, 2001  William W. Hunter  Jay J. Hunter  Fay S. Hunter	(Grantor)	
- 3 April 1997	Commission  Commis	Notary Public or individual grantor(s) only)	400	(Grantor)  (Grantor)	
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