

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

FILED NO. 003698
BOOK 2001 PAGE 3698
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REC \$ 10⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰
COMPUTER ☒
RECORDED ☒
COMPARED ☐

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: D. CORNELISON, ESQ., IOWA REALTY, 3501 WESTOWN PKWY, WEST DES MOINES, IOWA 50266 453-6286 (AMH)

SPACE ABOVE THIS LINE FOR RECORDER

Lender to Complete: Address Tax Statements to: Paul Hutton, 3039 Truro, Truro, IA 50257

\$ 20,000. ⁰⁰/₁₀₀

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, **Donald W. Read a/k/a Donald Read and Anna B. Read a/k/a Anna Bell Read, husband and wife**, hereby convey unto **Paul Hutton, Tom Hutton and Sam Hutton**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in Madison County, Iowa:

See Exhibit "A" attached

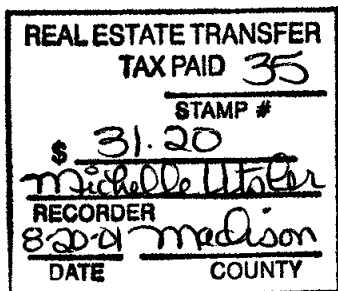
SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

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 8/10, 20 01.

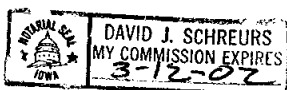


Donald W. Read
Donald W. Read

Anna B. Read
Anna B. Read

STATE OF IOWA, POLK COUNTY, SS:

On this 10th day of AUGUST, A.D. 20 01, before me, a Notary Public in and for the State of IOWA, personally appeared **Donald W. Read a/k/a Donald Read and Anna B. Read a/k/a Ann Bell Read, 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.



David J. Schreurs
Notary Public in and for Said State

EXHIBIT "A"

Parcel "P", located in the West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six West of the 5th P.M., Madison County, Iowa; thence South $85^{\circ}04'21''$ West, 224.00 feet along the North line of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-three (23) to the Point of Beginning; thence South $0^{\circ}09'07''$ East, 164.93 feet; thence South $84^{\circ}47'35''$ West, 328.00 feet along an existing fenceline which is the South line of the North Five (5) Acres of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-three (23); thence North $0^{\circ}09'07''$ West, 254.90 feet to a point on the South right-of-way line of County Road G-50; thence Northeasterly 327.81 feet along said R.O.W. line which is a 1825.50 feet radius curve, concave Southeasterly, with a chord of North $81^{\circ}51'44''$ East, 327.37 feet; thence South $0^{\circ}02'21''$ West, 106.80 feet to a point on the North line of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-three (23); thence North $85^{\circ}04'21''$ East, 2.90 feet along the North line of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-three to the Point of Beginning. Said Parcel contains 2.006 Acres