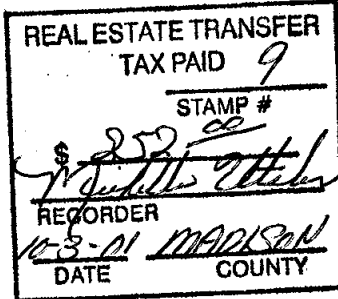


REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED _____



FILED NO. 004447
BOOK 2001 PAGE 4447
2001 OCT -3 AM 10:33
NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement : Joey and Jennifer Ballard
922 Windwood Lane, Prole, IA 50229

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ONE HUNDRED FIFTY-EIGHT THOUSAND
Dollar(s) and other valuable consideration,
JOHN H. BUNCH and MATTIE M. BUNCH, Husband and Wife,

do hereby Convey to
JOEY B. BALLARD and JENNIFER BALLARD, 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:

A parcel of land described as beginning at the Northwest corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence South along the West line of said Section 281.8 feet, thence South, 85°48' East, 513.1 feet, thence South, 84°40' East 400 feet, thence South, 77°44' East, 176 feet, thence South, 81°15' East, 200 feet, thence North, 00°46' West, 596.7 feet to the North line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section, thence South, 82°17' West, 1,283.3 feet to the point of beginning, containing 12.4511 Acres including 0.2161 Acres of County Road Right-of-way

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.

STATE OF IOWA, Dated: 9-26-01

MADISON COUNTY, ss:

On this 26 day of Sept, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared John H. Bunch and Mattie M. Bunch

John H. Bunch
John H. Bunch (Grantor)

Mattie M. Bunch
Mattie M. Bunch (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.

Jerrold B. Oliver
Notary Public (Grantor)

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

