

REAL ESTATE TRANSFER
TAX PAID 22
STAMP #
\$ 575.20
Michelle Utzler
RECORDER
3-18-02 Madison
DATE COUNTY

REC \$ 10.00
AUD \$ 15.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
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001272

FILED NO. _____
BOOK 2002 PAGE 1272

2002 MAR 18 PM 2:49

2:49 pm
MICKI 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: Paul and Kelly Cain
2391 Osage Trl., Winterset, IA 50273

SPACE ABOVE THIS LINE FOR RECORDER



\$ 320,000.00

WARRANTY DEED - JOINT TENANCY

For the consideration of THREE HUNDRED SIXTY THOUSAND
Dollar(s) and other valuable consideration,
ARDITH THRAILKILL and WAYNE THRAILKILL, Wife and Husband,

do hereby Convey to
PAUL F. CAIN and KELLY CAIN,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

See 1 in Addendum

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: March 18, 2002

MADISON COUNTY, ss:

On this 18 day of March,
2002, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Ardith Thraikill and Wayne Thraikill

Ardith Thraikill
Ardith Thraikill (Grantor)

Wayne Thraikill
Wayne Thraikill (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

(Grantor)

(Grantor)

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

Notary Public

JERROLD B. OLIVER
Commission Number 201442
My Commission Expires
August 26, 2003

Addendum

1. The North Half of the Northwest Fractional Quarter of Section 7, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, except all that part of Parcel "A", located in the Northeast Quarter of the Northeast Quarter of Section 12, Township 75 North, Range 27 West of the 5th P.M., and in the Northwest Fractional Quarter of Section 7, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 66 on July 15, 1997, in the Office of the Recorder of Madison County, Iowa, located in the North Half of the Northwest Fractional Quarter of Section 7, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, and the Northeast Quarter ($\frac{1}{4}$) except a tract commencing at the Northeast Corner thereof, thence South along the Section line 1365 feet, thence West 811.8 feet, thence North 561 feet, thence West 897.6 feet, thence North approximately 804 feet to the North line of said Section Seven (7), thence East along said North line to the point of beginning, and also except a tract commencing at the Southwest Corner of said Northeast Quarter ($\frac{1}{4}$), and running thence North $85^{\circ}30'$ East 185 feet, thence North 110 feet, thence North $85^{\circ}30'$ East 60 feet, thence North 84 feet, thence South $87^{\circ}37'$ West 250 feet to the West line of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), thence South on said West line 210 feet to the point of beginning, and except that part thereof heretofore conveyed for church and cemetery purposes, all in Section Seven (7); and the North 76 acres of the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Eight (8), all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; excepting therefrom a tract described as follows: Commencing on the quarter section line at a point 1805 feet East of the Southwest Corner of the Northeast Quarter ($NE\frac{1}{4}$) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., running thence North 201 feet, thence West 149 feet, thence North 243 feet 4 inches thence East 384 feet, thence South 435 feet 3 inches to the south line of said quarter section, thence West along the quarter section line to the point of beginning; containing 3.15 acres, more or less; and except Parcel "B", located in part of the North Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) and part of the Northeast Quarter ($\frac{1}{4}$) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.55 acres, as shown in Plat of Survey filed in Book 3, Page 633 on September 28, 2000, in the Office of the Recorder of Madison County, Iowa