

REAL ESTATE TRANSFER  
TAX PAID 25  
STAMP #  
\$ 127.20  
Michelle Utzler  
RECORDER  
3-20-02 Madison  
DATE COUNTY

REC \$ 5.10  
AUD \$ 5.10  
R.M.F. \$ 1.00

COMPUTER   
RECORDED   
COMPARED

001303  
FILED NO. \_\_\_\_\_  
BOOK 2002 PAGE 1303  
2002 MAR 20 AM 11:12

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: Edward and Chris Ellifritt  
2259 Holliwell Bridge Rd., Winterset, IA 50273

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of EIGHTY THOUSAND  
Dollar(s) and other valuable consideration,  
DELLA J. GALLAGHER, n/k/a DELLA J. DUNBAR and KENNETH J. DUNBAR, Wife and  
Husband,

do hereby Convey to  
EDWARD L. ELLIFRITT and CHRISTENE ELLIFRITT,

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

That part of Section Four (4), Township Seventy-five (75) North, Range Twenty-seven (27) West of  
the Fifth Principal Meridian, Madison County, Iowa, described as follows: Commencing at the  
Southwest corner of the Northwest Quarter (1/4) of said Section Four (4); thence on an assumed  
bearing of North 90°00'00" East long the south line of said Northwest Quarter (1/4) 2640.87 feet to the  
point of beginning; thence North 00°00'00" East 167.82 feet; thence North 90°00'00" East 118.88 feet;  
thence North 00°00'00" East 379.09 feet to the centerline of a Madison County Highway; thence  
South 88°38'24" East along said centerline 212.76 feet; thence South 00°00'00" East 550.15 feet to the  
centerline of Middle River; thence 19°18'15" West along said centerline 601.63 feet; thence South  
39°43'15" West along said centerline 207.64 feet; thence North 00°00'00" East 735.80 feet to the point  
of beginning. Said tract contains 6.45 acres and is subject to a Madison County Easement over the  
northerly 0.16 acres thereof

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 \_\_\_\_\_, ss:

Dated: March 18, 2002

MADISON COUNTY,

On this 18th day of MARCH, 2002,

before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Della J. Dunbar and Kenneth J. Dunbar

Della J. Dunbar  
Della J. Dunbar (Grantor)

Kenneth J. Dunbar  
Kenneth J. Dunbar (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.

[Signature]

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

(This form of acknowledgment is valid only if the Notary Public  
commission number is on the form.)

