

001469
FILED NO. _____
BOOK 2002 PAGE 1469
2002 MAR 29 PM 12:20
(12:20 PM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 5⁰⁰
AUD \$ 10⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED _____
COMPARED _____

Preparer Information Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Individual's Name Street Address City Phone

Ad Tx. Statement: Michael J. & Barbara J. McNamara, 321 W. Buchanan St., Winterset, Iowa 50273

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ---One
Dollar(s) and other valuable consideration,
MICHAEL J. McNAMARA and BARBARA J. McNAMARA, husband and wife.

do hereby Convey to
MICHAEL J. McNAMARA and BARBARA J. McNAMARA, 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:

The Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Three (3), in Township Seventy-five (75) North, of Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Plat of Survey filed in Book 2002, Page 486 on January 31, 2002, in the Office of the Recorder of Madison County, Iowa.

and

The East One-half (E 1/2) of the Northeast Quarter (1/4) of Section Three (3), and the West 100 acres of the Northwest Quarter (1/4) of Section Two (2), all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

This is a transfer between husband and wife for monetary consideration of less than \$500.00 and for the private partition of property; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

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 25, 2002

MADISON COUNTY, SS:

On this 25th day of March, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael J. McNamara and Barbara J. McNamara

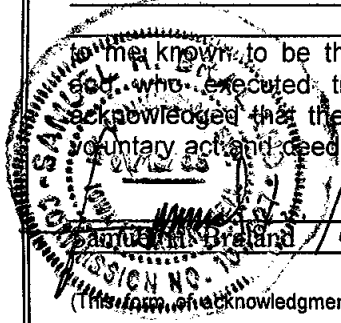
Michael J. McNamara
Michael J. McNamara (Grantor)

Barbara J. McNamara
Barbara J. McNamara (Grantor)

(Grantor)

(Grantor)

to me known to be the identical persons named in the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Samuel H. Braland
Notary Public

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