

REAL ESTATE TRANSFER
TAX PAID 43
STAMP #
\$ 159.20
Michael Utzler
RECORDER
4-22-02 Madison
DATE COUNTY

REC \$ 10.00
AUD \$ 5.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED _____

FILED NO. 001920
BOOK 2002 PAGE 1920
2002 APR 22 PM 4:04
MICHAEL UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072, (515) 758-2267
Individual's Name Street Address City Phone

ADDRESS TAX STATEMENT: WW Hunter, Trustee, P.O. Box 488
WARRANTY DEED Earlham, IA 50072
SPACE ABOVE THIS LINE FOR RECORDER



For the consideration of --- One Hundred Thousand-----
Dollar(s) and other valuable consideration,
EDWIN R. SMITH and MARJORIE SMITH, husband and wife,

do hereby Convey to
RALPH B. HUNTER TRUST

the following described real estate in Madison County, Iowa:

Real Estate described on Legal Description attached hereto and by this reference incorporated herein,

This deed is released from escrow, and delivered to the grantee in fulfillment of real estate contract recorded on November 12, 1998 in Book 139, Page 772, in the Office of the Recorder of Madison County, Iowa. This deed is exempt from declaration of value and groundwater hazard statement filing requirements since it is delivered in fulfillment of a recorded real estate contract.

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: November 11, 1998

MADISON COUNTY, ss:

On this 11 day of November,
1998 before me, the undersigned, a Notary
Public in and for said State, personally appeared
Edwin R. Smith and Marjorie Smith

Edwin R. Smith
Edwin R. Smith (Grantor)

Marjorie Smith
Marjorie Smith (Grantor)

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

(Grantor)

Robert J. Kress
ROBERT J. KRESS
Notary Public

(Grantor)

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

LEGAL DESCRIPTION

The Northwest Fractional Quarter of the Northeast Quarter (NW Fr $\frac{1}{4}$ NE $\frac{1}{4}$) and the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) all in Section 6, Township 77 North, Range 28 West of the 5TH P.M., Madison County, Iowa, EXCEPT the following four (4) parcels:

(1) Tract No. 1 conveyed to the Town of Earlham, Iowa under Warranty Deed recorded on November 28, 1967 in Book 97, Page 39 in the Office of the Recorder of Madison County, Iowa and described as The East 1,000 feet of the North 850 feet of the South 1,550 feet of the West Half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 6, Township 77 North, Range 28 West of the 5TH P.M., Madison County, Iowa, containing 19.51 acres, more or less;

(2) Tract No. 2 conveyed to the Town of Earlham, Iowa under Warranty Deed recorded on November 28, 1967 in Book 97, Page 39 in the Office of the Recorder of Madison County, Iowa and described as The East 50 feet of the South 700 feet of the West Half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 6, Township 77 North, Range 28 West of the 5TH P.M., Madison County, Iowa, containing 0.79 acres, more or less;

(3) Smith's Addition to the City of Earlham, Madison County, Iowa, located in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 6, Township 77 North, Range 28 West of the 5TH P.M., City of Earlham, Madison County, Iowa as filed in Plat Book No. 2, Page 334 in the Office of the Recorder of Madison County, Iowa. Said Smith's Addition contains 6.237 acres; and

(4) Parcel "A" in the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 6, Township 77 North, Range 28 West of the 5TH P.M., City of Earlham, Madison County, Iowa as shown by survey recorded in Plat Book No. 2, Page 375 in the Office of the Recorder of Madison County, Iowa, and containing 1.771 acres.