

REAL ESTATE TRANSFER
TAX PAID 64
 STAMP #
 \$ 76.80
Michelle Utaler
 RECORDER
4-30-02 Madison
 DATE COUNTY

REC \$ 5⁰⁰
 AUD \$ 5⁰⁰
 R.M.F. \$ 1⁰⁰

COMPUTER
 RECORDED
 COMPARED _____

FILED NO. **002066**
 BOOK 2002 PAGE 2066
 (PAGE 2066)
 2002 APR 30 PM 3:06
 (3:06 PM)
 RICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912
 Individual's Name Street Address City Phone

Address Tax Statement: John and Gretchen Holcomb
 2263 St. Charles Rd., Winterset, IA 50273

SPACE ABOVE THIS LINE
 FOR RECORDER



WARRANTY DEED

For the consideration of FORTY EIGHT THOUSAND TWO HUNDRED EIGHT AND NO/100-----
 Dollar(s) and other valuable consideration,
IDA V. MORSE, Single

do hereby Convey to
JOHN HOLCOMB and GRETCHEN HOLCOMB, 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:

Parcel "A" in the Northwest Quarter (1/4) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northwest Corner of Section Seven (7), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 00°00'00" East 505.91 feet along the West line of the Northwest Quarter (1/4) of said Section Seven (7); thence North 89°59'59" East 1829.11 feet; thence South 65°16'30" East 76.08 feet to a point on the centerline of a county road; thence Northeasterly along a 1145.92 foot radius curve concave Southeasterly with a 183.69 foot chord bearing North 29°19'20" East 183.88 feet; thence North 33°53'09" East 454.93 feet to a point on the North line of the Northwest Quarter (1/4) of said Section Seven (7); thence South 89°59'58" West 2242.04 feet to the Point of Beginning, containing 24.104 acres including 0.475 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,
 ss:
MADISON COUNTY,
 On this 30th day of April,
2002, before me, the undersigned, a Notary
 Public in and for said State, personally appeared
IDA V. MORSE

Dated: April 30, 2002

Ida V. Morse
 IDA V. MORSE (Grantor)

 (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.

 (Grantor)

John E. Casper
 Notary Public
 (This form of acknowledgment for individual grantor(s) only)

