

REAL ESTATE TRANSFER
TAX PAID 56
 STAMP #
 \$ 71.20
Michelle Utzler
 RECORDER
6-27-02 Madison
 DATE COUNTY

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

COMPUTER
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FILED NO. **003145**
 BOOK 2002 PAGE 3145
 (PAGE 3145)
 2002 JUN 27 PM 3:12
 (3:12 PM)
 MICHELLE UTZLER
 RECORDER
 MADISON COUNTY, IOWA

Preparer Information **Lewis H. Jordan, P.O. Box 230, Winterset, IA 50273, (515) 462-3731**
 Individual's Name Street Address City Phone



Address Tax Statement: **Larry Watts, 1705 Mueller Lane, Winterset, IA 50273**

\$ 45,000.00

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of **FORTY-FIVE THOUSAND and No/100-----(\$45,000.00)-----** Dollar(s) and other valuable consideration,
MUELLER FARMS PARTNERSHIP, an Iowa Partnership

do hereby Convey to
Larry Watts

the following described real estate in MADISON County, Iowa:

Lot Seven (7) of Country Estates West located in the Southeast Quarter (SE 1/4) and the Southwest Quarter (SW 1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa



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 _____,

Dated: **June 17, 2002**

_____ COUNTY,

ss: **MUELLER FARMS PARTNERSHIP**

On this _____ day of _____, before me, the undersigned, a Notary Public in and for said State, personally appeared

BY Marvin D Cox
Marvin D. Cox, A GENERAL PARTNER (Grantor)

_____ (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.

 Notary Public

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



STATE OF IOWA, COUNTY OF MADISON, ss:

On this 17 day of June, 2002 before me, the undersigned, a Notary Public in and for the said State, personally appeared Marvin D. Cox, to me personally known, who, being by me duly sworn, did say that the person is (a) (the) General Partner of MUELLER FARMS PARTNERSHIP, an Iowa limited partnership, executing the foregoing instrument, that the instrument was signed on behalf of the limited partnership by authority of the limited partnership; and the general partner acknowledged the execution of the instrument to be the voluntary act and deed of the limited partnership, by it and by the general partner voluntarily executed.

Dave A. Koch

_____, Notary Public in and for said State.



(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of a limited partnership with an individual general partner