

**REAL ESTATE TRANSFER  
TAX PAID 44**

STAMP #  
\$ 235.20  
*Micki Utsler*  
RECORDER  
6-18-02 Madison  
DATE COUNTY

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

COMPUTER   
RECORDED   
COMPARED

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FILED NO. \_\_\_\_\_  
BOOK 2002 PAGE 2962  
(page 2962)  
2002 JUN 18 PM 2:26  
2:26pm.  
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:  J. Russell Hixson  
1360 121st St., Suite A, Clive, IA 50325

SPACE ABOVE THIS LINE  
FOR RECORDER



**WARRANTY DEED**

For the consideration of ONE HUNDRED FORTY-SEVEN THOUSAND FIVE HUNDRED  
Dollar(s) and other valuable consideration,  
LISA D. MITCHELL and MAURICE D. MITCHELL, JR., Wife and Husband,

do hereby Convey to  
J. RUSSELL HIXSON,

the following described real estate in Madison County, Iowa:

The Northeast Quarter (1/4) of the Northwest Quarter (1/4), and the Fractional West Half (1/2) of the Northwest Quarter (1/4), and the North 3 Acres of the Fractional West Half (1/2) of the Southwest Quarter (1/4) of Section 30, Township 76 North, Range 28 West of the 5th P.M., 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 IOWA \_\_\_\_\_, ss:  
MADISON \_\_\_\_\_ COUNTY,

Dated: June 14<sup>th</sup> 2002

On this 14<sup>th</sup> day of June, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Lisa D. Mitchell and Maurice D. Mitchell, Jr.

Lisa D. Mitchell (Grantor)

Maurice D. Mitchell, Jr. (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)

Patrick F. Corkran  
Notary Public

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

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