

**REAL ESTATE TRANSFER**  
**TAX PAID 51**  
 STAMP #  
 \$ 63.20  
 Michelle Utzler  
 RECORDER  
 6-24-02 Madison  
 DATE COUNTY

FILED NO. **003050**  
 BOOK **2002** PAGE **3050**  
 C 2002 JUN 24 PM 2:30

REC \$ 5.00  
 AUD \$ 5.00  
 R.M.F. \$ 1.00  
 COMPUTER   
 RECORDED   
 COMPARED \_\_\_\_\_

MICKI 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: Allen J. and Patty Jean Akers  
 1941 Nature Trail  
 Winterset, IA 50273

SPACE ABOVE THIS LINE  
 FOR RECORDER

**WARRANTY DEED**

For the consideration of FORTY THOUSAND AND NO/100  
 Dollar(s) and other valuable consideration,  
G. W. PAULL and CHARLOTTE S. PAULL, Husband and Wife

do hereby Convey to  
ALLEN J. AKERS and PATTY JEAN AKERS, 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 Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except for a parcel of real estate described as: Beginning at the Southwest corner of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence, along the West line of said Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>), North 00°09'33" East 821.21 feet; thence South 89°57'35" East 159.13 feet; thence South 00°09'33" West 821.21 feet to the South line of said Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>); thence, along said South line, North 89°57'35" West 159.13 feet to the Point of Beginning.

This deed is in fulfillment of the Real Estate Contract dated July 31, 1995, and filed for record on August 2, 1995, in Madison County Recorder's Office, in Deed Record Book 134 at Page 480.

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: 6-7-02

MADISON COUNTY,

ss:

On this 7th day of June,  
2002, before me, the undersigned, a Notary Public in and for said State, personally appeared G. W. PAULL and CHARLOTTE S. PAULL

G. W. PAULL  
 (Grantor)

Charlotte S. Paull  
 CHARLOTTE S. PAULL (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.

Judy Allen  
 Judy Allen

(Grantor)

(Grantor)

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

