

REAL ESTATE TRANSFER
TAX PAID 21
STAMP #
\$ 359.20
Michelle Utsler
RECORDER
8-8-02 Madison
DATE COUNTY

REC \$ 10⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

FILED NO. 003881

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COMPUTER ☒
RECORDED ☒
COMPARED ☒

NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Return to:
IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266

(wt) PH # (515) 453-6264

Mail tax statements to:
Troy Havener, 2225 1st St., Winterset, IA 50273

File #14207003

\$ 225,000.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Gary D. Barnett, A Single Person**, do hereby convey unto **Troy Havener and Victoria Havener, 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:

See Attached Legal:

Locally known as 2225 152nd St., Winterset, IA 50273.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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)

COUNTY OF Madison)

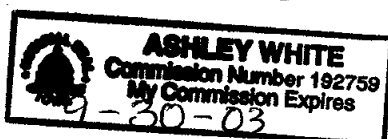
SS:

Dated: 8-7-02

On this 7th day of August, 2002,
before me the undersigned, a Notary Public in
and for said State, personally appeared **Gary D.
Barnett, A Single Person**, 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.

Gary D. Barnett
Gary D. Barnett

Ashley White
Notary Public in and for the State of Iowa



LEGAL DESCRIPTION

A tract of land in the Southwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-one (31) in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast Corner of the Southwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-one (31) in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence along the East line of said Southwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-one (31), North $00^{\circ}38'48''$ West 1308.50 feet, thence South $89^{\circ}27'06''$ West 332.90 feet, thence South $00^{\circ}38'48''$ East 1308.50 feet to the South line of said Southwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), thence along said South line North $89^{\circ}27'06''$ East 332.90 feet to the point of beginning, said tract of land contains 10.000 Acres; EXCEPT Parcel "A" in the Southwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa more particularly described as follows: Commencing at the West Quarter Corner of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence North $89^{\circ}27'06''$ East 1181.17 feet; thence North $00^{\circ}38'23''$ West 953.72 feet to the Point of Beginning; thence continuing North $00^{\circ}38'23''$ West 354.95 feet to the North line of the Southwest Fractional Quarter of the Northwest Quarter ($\frac{1}{4}$) of said Section Thirty-one (31); thence North $89^{\circ}15'06''$ East 332.46 feet to the Northeast Corner of said Southwest Fractional Quarter ($\frac{1}{4}$); thence South $00^{\circ}41'18''$ East 344.11 feet along the East line of said Southwest Fractional Quarter ($\frac{1}{4}$); thence South $87^{\circ}23'02''$ West 332.95 feet to the Point of Beginning containing 2.669 Acres,

