

326B

REAL ESTATE TRANSFER  
TAX PAID 33  
STAMP #  
\$ 193.60  
Michelle Haler  
RECORDER  
8-15-02 Madison  
DATE COUNTY

REC \$ 5<sup>00</sup>  
AUD \$ 5<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

COMPUTER   
RECORDED   
COMPARED

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FILED NO.  
BOOK 2002 PAGE 4006  
(PAGE 4006)  
2002 AUG 15 PM 1:53  
(1:53 PM)  
NICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information: Richard J. Murphy, 116 W. Jefferson, PO Box 338, Osceola, IA 50213, (641) 342-2712



Address Tax Statement: James Purderbaugh and Kimberly Russell  
3012 St. Charles Road, St. Charles, Iowa 50240

SPACE ABOVE THIS LINE  
FOR RECORDER

# 121,500.00

WARRANTY DEED

For the consideration of One  
Dollar(s) and other valuable consideration,  
Joshua J. Anderson, Single

do hereby Convey to  
James Puderbaugh and Kimberly Russell, Tenants in Common

the following described real estate in Madison County, Iowa:

All that part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and the North 5 acres of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-six (26) lying North and East of the center of Jones Creek and South of the center of the public highway known as G-50, except all that part of the West 410 feet of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21) lying between the center of Jones Creek and the center of County Highway No. G-50 as the same now proceeds through said Southwest Quarter (1/4) of the Northwest Quarter (1/4), all in Township Seventy-five (75) North, Range Twenty-six (26) 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

Dated: August 14, 2002

Clarke COUNTY, ss:  
On this 14 day of August, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Joshua J. Anderson, Single

Joshua J. Anderson (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)

Annette L. Richardson

(Grantor)

(This form of acknowledgment is not valid unless signed by a Notary Public)  
ANNETTE L. RICHARDSON  
Commission Number 702549  
My Commission Expires 4-3-03