

REAL ESTATE TRANSFER  
TAX PAID 67  
STAMP #  
\$ 644.00  
Michael Utzler  
RECORDER  
7-31-02 Madison  
DATE COUNTY

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

COMPUTER   
RECORDED   
COMPARED

003740  
FILED NO. \_\_\_\_\_  
BOOK 2002 PAGE 3740  
2002 JUL 31 PM 3:30

Preparer Information: Gordon K. Darling, Jr., 58 Jefferson Street, Winterset, IA 50273-0088, (515) 462-2442  
Individual's Name Street Address City

HICKI UTZLER  
RECORDER  
MADISON COUNTY, IOWA  
Phone \_\_\_\_\_

Address Tax Statement : Dan & Sonia Allen  
1966 175th Street, Winterset, IA 5073

SPACE ABOVE THIS LINE  
FOR RECORDER



**WARRANTY DEED - JOINT TENANCY**

For the consideration of Four Hundred Two Thousand Seven Hundred Eighty and No/100 (\$402,780.00)  
Dollar(s) and other valuable consideration,  
Robert Niblo and Betty Niblo, Husband and Wife,

do hereby Convey to  
Danny J. Allen and Sonia B. Allen

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described  
real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-six (76) North, Range  
Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, Except Parcel "A", in the Southeast  
Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-six (76)  
North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly  
described as follows: Beginning at the Southwest Corner of the Southeast Quarter (1/4) of the South  
Quarter (1/4) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-nine (29)  
West of the 5th P.M., Madison County, Iowa, thence North 00°09'13" West 486.40 feet along the  
West line of said Southeast Quarter (1/4) of the Southeast Quarter (1/4); thence South 89°10'34"  
East 907.89 feet; thence South 00°09'13" East 473.34 feet to a point on the South line of said  
Southeast Quarter (1/4) of the Southeast Quarter (1/4); thence South 90°00'00" West 907.76 feet  
to the Point of Beginning, containing 10.00 acres including 0.688 acres of County Road right-of-way.

This deed is given in satisfaction of a real estate contract dated March 15, 2002, and recorded  
March 19, 2002, at Book 2002, Page 1290, Madison County, Iowa Recorder's Office.

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,  
MADISON COUNTY, SS:

Dated: July 30, 2002

On this 30th day of July,  
2002, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Robert Niblo and Betty Niblo

Robert Niblo  
Robert Niblo (Grantor)

Betty Niblo  
Betty Niblo (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)

Robert D. Weeks  
Notary Public

(Grantor)

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

