

REAL ESTATE TRANSFER  
TAX PAID 32  
STAMP #  
\$ 383.20  
*Michael Utsler*  
RECORDER  
9-18-02 *Madison*  
DATE COUNTY

REC \$ 5.00  
AUD \$ 10.00  
R.M.F. \$ 1.00

COMPUTER   
RECORDED   
COMPARED

FILED NO. 004606  
BOOK 2002 PAGE 4606  
2002 SEP 18 AM 10:47

*MICKI UTSLER*  
RECORDER  
MADISON COUNTY, IOWA

This instrument prepared by:  
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> 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:  
Edward R. Callison, 2906 Clark Tower Rd., Winterset, IA 50273

File #14204007

\$ 240,000.00 *KL*

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Michael N. Rodgers and Christie Rodgers, husband and wife**, do hereby convey unto **Edward R. Callison and JoAnne M. Callison, 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 East Half (1/2) of the Southeast Quarter (1/4) of Section, Thirty-five (35), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, except a tract commencing at the Southeast corner of said Section Thirty-five (35), running thence North 90°00'00" West 465 feet, thence North 00°17'46" West 373.31 feet, thence North 89°22'52" East 465 feet, thence South 00°17'50" East 378.34 feet to the place of beginning  
**AND**

The West 60 Acres of the Southeast Quarter (1/4) except that part thereof used for highway purposes of Section Twenty-six (26) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa

### 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 )  
) SS:  
COUNTY OF MADISON )

Dated: 9-16-02

On this 16<sup>th</sup> day of SEPTEMBER, 2002, before me the undersigned, a Notary Public in and for said State, personally appeared **Michael N. Rodgers and Christie Rodgers, husband and wife**, 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.

*Michael N. Rodgers*  
Michael N. Rodgers

*Christie Rodgers*  
Christie Rodgers

*D. A. Bolton*  
Notary Public in and for the State of Iowa

