

REAL ESTATE TRANSFER
 TAX PAID 45
 STAMP #
 \$ 268.00
 Michelle Utzler
 RECORDER
 9-30-02 Madison
 DATE COUNTY

004811
 FILED NO. _____
 BOOK 2002 PAGE 4811
 2002 SEP 30 PM 1:33

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

COMPUTER _____
 RECORDED _____
 COMPARED _____

MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Preparer

Information Bob Douglas, Davis Law Firm, 666 Walnut Street, Suite 2500, Des Moines, Iowa 50309, (515) 288-2500

Send tax statement and **RECORDED DEED** to: Jamie L. Hitt, 2952 Woodland Ave., Truro, IA 50257

\$ 168,000.00

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Scott E. Palmer and Kimberly J. Palmer, husband and wife do hereby Convey to Jamie L. Hitt and Nancy R. Hitt, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in ~~Warren County, Iowa~~:

Madison County Ia S.P.

That part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the southwest corner of said Section Twelve (12); thence on an assumed bearing of North 00°00'00" East along the west line of said Southwest Quarter (1/4) of the Southwest Quarter (1/4) a distance of 668.59 feet; thence North 83°17'32" East 368.02 feet; thence South 00°00'00" East 332.73 feet; thence North 83°13'43" East 187.52 feet; thence South 04°46'09" East 325.77 feet to the South line of said Southwest Quarter (1/4) of the Southwest Quarter (1/4); thence South 82°29'17" West along said south line a distance of 583.81 feet to the southwest corner of said Section Twelve (12) and the point of beginning. Said tract contains 7.10 acres and is subject to a Madison County Highway Easement over the westerly 0.45 acres thereof. Subject to all zoning, easements and covenants of record, if any.



The Grantor hereby covenants with grantees, and successors in interest, that they hold the real estate by title in fee simple; that they has 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; they release all rights of homestead and dower in the property, if any, and they covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: September 27, 2002

Scott E. Palmer
 Scott E. Palmer

Kimberly J. Palmer
 Kimberly J. Palmer

STATE OF IOWA, ~~WARREN~~ COUNTY, ss:

Madison S.P.

On this 27th day of September, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Scott E. Palmer and Kimberly J. Palmer to me personally known, and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Kelli S. Bregar
 Notary Public

