

FILED NO. 000557

BOOK 2003 PAGE 557

2003 JAN 31 PM 3:00
(3:00 PM)

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

COMPUTER
RECORDED
COMPARED

MICKI UTSLER
RECORDER

Preparer Information Dean R. Nelson, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267 Earlham, Iowa 50072 50072 50072



Address Tax Statement: Rodney M. Ramsey
215 N.E. 6th Street
Earlham, Iowa 50072

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of ---One
Dollar(s) and other valuable consideration,
RODNEY M. RAMSEY and CONNIE J. RAMSEY, husband and wife,

do hereby Convey to
RODNEY M. RAMSEY and CONNIE J. RAMSEY, husband and wife, as tenants in common,

the following described real estate in Madison County, Iowa:

Commencing 54 rods and 2 feet West of the Southeast corner of the Southeast Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section Six (6), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence North 28 rods, thence West 19 rods and 5 inches, thence South 28 rods, thence East to the place of beginning, except the following described real estate in Madison County, Iowa, to-wit: Commencing 1046 feet West and 33 feet North of the Southeast corner of the Southeast Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section Six (6), in Township Seventy-seven (77) North, Range Twenty-eight (28) West, thence North 303 feet, thence East 153 feet, thence North 126 feet, thence West 313.91 feet to a Railroad iron, marking the right of way line of Highway #232, thence South on said right of way line 429 feet to a Railroad iron, marking the right of way of Highway #232 and County Road thence East to point of beginning, all in aforesaid Section Six (6), EXCEPT the West 80 feet of the above described real estate.

This deed is given in lieu of and in substitution for a warranty deed between grantors and grantees dated May 4, 2000 and filed of record August 25, 2000, in Book 64, Page 192, Office of the Recorder of Madison County, Iowa, which warranty deed contained an erroneous legal description of the real estate intended to be conveyed. Inasmuch as this deed is given to correct title, it is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

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: January 30, 2003

MADISON COUNTY,

ss:

On this 30 day of January,
2003, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Rodney M. Ramsey and Connie J. Ramsey

Rodney M. Ramsey (Grantor)

Connie J. Ramsey (Grantor)

_____ (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.

Dean R. Nelson
Notary Public

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