

REAL ESTATE TRANSFER  
TAX PAID 17  
STAMP #  
\$ 488.00  
*Micki Utsler*  
RECORDER  
4-10-03 *Madison*  
DATE COUNTY

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

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FILED NO.  
BOOK 2003 PAGE 2066  
(PAGE 2066)  
2003 APR 10 PM 4:08  
4:08 PM  
MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information *John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912*

Individual's Name Street Address City Phone



Address Tax Statement : Leroy J. and Donna R. Villwok  
110 North Anderson Avenue  
Oakland, NE 68045

SPACE ABOVE THIS LINE  
FOR RECORDER

**WARRANTY DEED - JOINT TENANCY**

For the consideration of THREE HUNDRED FIVE THOUSAND FOUR HUNDRED SIXTY-SIX AND NO/100  
Dollar(s) and other valuable consideration,  
JERALD M. BOYLE and AVA LEA BOYLE, a/k/a AVA BOYLE, formerly AVA LEA EDWARDS, Husband and Wife,

do hereby Convey to  
LEROY J. VILLWOK and DONNA R. VILLWOK, 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:

Northwest Quarter (1/4) of Section Two (2) except that part of the Northwest Quarter (1/4) of Section 2, Township 74  
North, Range 29 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the  
northwest corner of the Northwest Quarter of said Section 2; thence on an assumed bearing of North 89°53'00" East along  
the north line of said Northwest Quarter 225.00 feet; thence South 00°50'03" West 964.34 feet; thence South 89°53'00"  
West 224.97 feet to the west line of the Northwest Quarter of said Section 2; thence North 00°49'55" East along said west  
line a distance of 964.34 feet to the northwest corner of said Northwest Quarter and the point of beginning. Said tract  
contains 4.98 acres and is subject to Madison County Highway easements over the northerly and westerly 0.91 acres  
thereof; and the Northeast Quarter of Section Three (3), all in Township Seventy-four (74) North, Range Twenty-nine  
(29) West of the 5th P.M.

This Deed is in fulfillment of the Real Estate Contract dated and filed for record  
with the Madison County Recorder's Office on June 25, 1998, in Record Book 139 at  
Page 257.

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: March 17, 2003

MADISON COUNTY, ss:

On this 17th day of March,  
2003, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
AVA LEA BOYLE and JERALD M. BOYLE

*Ava Lea Boyle*  
AVA LEA BOYLE (Grantor)

*Jerald M. Boyle*  
JERALD M. BOYLE (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)

*Judy Allen*  
Notary Public

(Grantor)

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