

COMPUTER  FILED NO 001485  
RECORDED   
COMPARED  BOOK 2003 PAGE 1485

REC \$ 5.00  
AUD \$ 3.00  
R.M.F. \$ 1.00

2003 MAR 17 PM 3: 2  
3:21 pm  
MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa (515) 758-2267  
Individual's Name Street Address City Phone

Address tax statement: Beau J. Webb, 1939 Hogback Bridge Rd., Winterset, Iowa 50273 SPACE ABOVE THIS LINE FOR RECORDER



### WARRANTY DEED

For the consideration of ---One  
Dollar(s) and other valuable consideration,  
BRYCE J. WEBB and PEGGY J. WEBB, husband and wife.

do hereby Convey to  
BEAU J. WEBB

the following described real estate in Madison County, Iowa:

Parcel "B", which is the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 23, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the North Quarter Corner of Section 23, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 0°02'44" East along the East line of the Northeast Quarter of the Northwest Quarter of said Section 23, 660.60 feet; thence South 89°42'51" West, 656.47 feet; thence North 0°02'33" East, 658.17 feet to a point on the North line of the Northeast Quarter of the Northwest Quarter of said Section 23; thence North 89°30'03" East along the North line of the Northeast Quarter of the Northwest Quarter of said Section 23, 655.47 feet to the Point of Beginning. Said Parcel contains 9.929 acres, including 0.982 acres of County Road right-of-way.

This is a conveyance from parent to child for monetary consideration of less than \$500.00; therefore, this transfer 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: March 2003 *pm*

MADISON COUNTY, ss:

On this 17 day of MARCH, ~~2001~~ 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Bryce J. Webb and Peggy J. Webb

Bryce J. Webb (Grantor)

Peggy J. Webb (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.

Catherine A. Webb

Notary Public

(Grantor)

(Grantor)

(This form is not to be used for recording of instruments only)

