

REAL ESTATE TRANSFER  
TAX PAID 41  
STAMP #  
\$ 335.20  
Micki Utsler  
RECORDER  
3-19-03 Madison  
DATE COUNTY

REC \$ 15.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

COMPUTER   
RECORDED   
COMPARED

FILED NO. 001582  
BOOK 2003 PAGE 1582  
(PAGE 1582)  
2003 MAR 20 PM 3:49  
3:49 pm  
MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information: Dean R. Nelson, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072, (515) 758-2267  
Individual's Name Street Address City Phone

Address tax statement: Jon F. Horton, 145 S.E. Cherry Avenue, Earlham, Iowa 50072  
SPACE ABOVE THIS LINE FOR RECORDER



**WARRANTY DEED - JOINT TENANCY**

For the consideration of Two Hundred Ten Thousand  
Dollar(s) and other valuable consideration,  
ROGER A. KNUTH and KAY A. KNUTH, husband and wife; and JANET A. KNUTH, a single person,

do hereby Convey to  
JON F. HORTON and JOAN C. HORTON, 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:

See Exhibit "A" attached hereto and by this reference made a part of this Warranty Deed.

This deed is given in fulfillment of a real estate contract by and between the Grantors and the Grantees  
recorded on the 6th day of April 1982, in Book 50, Page 446, in the Office of the Recorder of Madison  
County, Iowa. Since this deed is given in fulfillment of a recorded real estate contract, it is exempt from  
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 WISCONSIN Dated: February, 2003

ONEIDA VILAS COUNTY, ss: Roger A. Knuth  
On this 13 day of February MARCH  
2003, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Roger A. Knuth and Kay A. Knuth  
Kay A. Knuth  
Kay A. Knuth  
Janet A. Knuth

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.

Caryn A. Hennessy  
9-14-03  
Notary Public  
Janet A. Knuth  
Janet A. Knuth  
Janet A. Knuth

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

STATE OF WISCONSIN :  
COUNTY OF Washington : SS

On this the 18 day of ~~February~~<sup>March</sup>, 2003, before me, the undersigned, a Notary Public in and for the State, personally appeared Janet A. Knuth to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

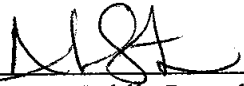
  
\_\_\_\_\_  
Notary Public In and For the State of Iowa.



EXHIBIT "A"

Lot 1 in Block Eight (8) of the Original Town of Earlham, Madison County, Iowa and a parcel of land commencing at the NW corner of said Lot 1, thence W. 10 feet, thence S. to the Northeasterly corner of the W ½ of a parcel of land described as: (Beginning at the point of intersection of the E. line of Elm Street as originally platted, with the Northeasterly line of the Chicago, Rock Island and Pacific Railroad Company depot ground as originally platted, said Northeasterly line of depot ground being 150 feet Northeasterly of and parallel with the center line of said Railroad Company's main track; thence Southerly 105 feet, more or less, along said E. line of Elm Street, to a point on a line located 50 feet Northeasterly of and parallel with the center line of said Railroad Company's main track; thence Southeasterly 321 feet, more or less, along the last said parallel line to a point on a southerly extension of the W. line of Locust Street; thence northerly 105 feet, more or less, along said Southerly Extension of the W. line of Locust Street to a point on the Northeasterly line of said depot ground; thence Northwesterly 321 feet, more or less, along the Northeasterly line of said depot ground to the point of beginning), thence Southeasterly to the SW Corner of said Lot 1, thence N. along the W. line of said Lot 1 to the point of beginning,