

REAL ESTATE TRANSFER
TAX PAID 26

STAMP #
92.80

Michelle Uttler
RECORDER

5-13-03 Madison
DATE COUNTY

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

COMPUTER
RECORDED
COMPARED

FILED NO. 002797
BOOK 2003 PAGE 2797

2003 MAY 13 PM 3:37
(3:37 PM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

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



Address Tax Statement: Keith Hoepker
1408 Elm Drive
Creston, IA 50801

\$ 8,500.00

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of FIFTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100-----
Dollar(s) and other valuable consideration,
LINDA GRACE BACKUS, a Single Person,

do hereby Convey to
KEITH HOEPKER,

the following described real estate in MADISON County, Iowa:

The East Half (1/2) of the Southeast Quarter (1/4) of Section Nine (9), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, except a tract commencing at the Southeast corner of said 80-acre tract and running thence West 1076 1/2 feet to a point 33 feet South and 4 rods and 12 feet West of the Southwest corner of Outlot 12 of Lee's Addition to the Town of Macksburg, thence North 72.765 rods, thence East 46.303 rods, thence South to the South line of the Railroad right of way, being a point 49 1/2 feet West of the Northwest corner of Block 1 of Thomas & Mahala Kirkland's Addition to said Town of Macksburg, thence East 306.5 feet to the East line of said Section, thence South 841.79 feet to the point of beginning, and also excepting a tract of land described as commencing at a point 841.79 feet North of the Southeast corner of said East Half (1/2) of the Southeast Quarter (1/4), running thence West 258 feet along the North line of Thomas & Mahala Kirkland's Addition to said town of Macksburg, thence North 605 feet, thence East 258 feet, thence South 605 feet to the point of beginning.



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: May 6, 2003

MADISON COUNTY, ss: Linda Grace Backus
On this 6th day of May 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared LINDA GRACE BACKUS (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. _____ (Grantor)

Judy Allen _____ (Grantor)
Notary Public

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

