

REC \$ 10.00
AUD \$ 3.00
R.M.F. \$ 1.00

REAL ESTATE TRANSFER
TAX PAID 11
STAMP #
\$16.00
RECORDED
5-2-03 MADISON
DATE COUNTY

FILED NO 002566
BOOK 2003 PAGE 2566
2003 MAY -2 PM 2:37

NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

Preparer Information G. Stephen Walters, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name

Street Address

City

Phone

Address Tax Statement: James R. Fettkether and Juanita Jean Fettkether
2251 St. Charles Rd., Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of Ten Thousand Thirty-Four and 3/100
Dollar(s) and other valuable consideration,
Russell J. Little and Alberta Rae Little, Husband and Wife

do hereby Convey to
James R. Fettkether and Juanita Jean Fettkether,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

See attached Exhibit "A".

This Warranty Deed is given in fulfillment of a Real Estate Contract recorded May 16, 2001, in Book 2001 commencing
on Page 1991 in the office of the Madison County, Iowa, Recorder.

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 2nd, 2003

MADISON COUNTY, SS:

On this 2nd day of May,
2003, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Russell J. Little and Alberta Rae Little, Husband and Wife

Russell J. Little
Russell J. Little (Grantor)

Alberta Rae Little
Alberta Rae Little (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)

Kim Leonard
Kim Leonard

Notary Public

(Grantor)

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



EXHIBIT "A"

Lot Three (3) of the Subdivision of the West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Seven (7), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown by the plat and survey thereof recorded in Deed Record 8, at page 284, of the Records of said County, more particularly described as a tract commencing 14.36 rods East and 64 rods and 14 links South of the Northwest corner of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Seven (7), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence South 19 rods, thence North $70^{\circ}40'$ East 17 rods and 2 links, thence North 19 rods, thence South $70^{\circ}40'$ West 17 rods and 2 links to the place of beginning, excepting therefrom the East 125 feet thereof; and a tract commencing on the South line of and 510 feet West of the Southeast corner of Lot One (1) of the Subdivision of said West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$), thence North 15 feet, thence West 15 feet, thence South to the South line of said Lot One (1), thence East 15 feet along said South line to the point of beginning; and a tract commencing at the Northwest corner of the Southwest Quarter ($\frac{1}{4}$) of said Northeast Quarter ($\frac{1}{4}$) of said Section Seven (7), and running thence East 14.36 rods, thence South 7 rods, thence in a Southwesterly direction to a point $14\frac{1}{2}$ rods South of the place of beginning, thence North to the place of beginning (except a strip off the West end of said tract 30 feet in width)
