

REAL ESTATE TRANSFER
TAX PAID 41
STAMP #
\$ 72.80
Michelle Utzler
RECORDER
6-25-03 Madison
DATE COUNTY

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

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FILED NO. 3707
BOOK 2003 PAGE 3707
(page 3707)
2003 JUN 25 PM 3:51
3:51 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 : Darrell J. and Lucy M. Douglas
2311 Warren Avenue
St. Charles, IA 50240

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of FORTY-FIVE THOUSAND SIX HUNDRED AND NO/100-----
Dollar(s) and other valuable consideration,
CHARLES L. CLARK, a Single Person,

do hereby Convey to
DARRELL J. DOUGLAS and LUCY M. DOUGLAS, 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:

Parcel "A", located in the East Half (1/2) of the Northeast Quarter (1/4) of Section Eight (8), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 36.930 acres, as shown in Plat of Survey filed in Book 2003, Page 3257 on June 4, 2003, in the Office of the Recorder of Madison County, Iowa.

The Grantor hereby grants, assigns and conveys the Grantees, their successors and assigns, an exclusive and perpetual right-of-way access easement upon, along and over the real estate legally described as:

The West 20.00' of the East Half (1/2) of the Southeast Quarter (1/4) of Section Five (5) and the West 20.00' of the East Half (1/2) of the Northeast Quarter (1/4) of Section Eight (8), all in Township Seventy-four (74) North, Range Twenty-six (26) West, Madison County, Iowa,

to be used as an access to the premises described as Parcel "A".

This easement shall be a covenant running with the land binding upon and inuring to the benefit of the parties, their successor and assigns. The Grantees, their successors and assigns, shall have the right to fence-in the easement premises.

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: June 18, 2003

MADISON COUNTY,

ss:

On this 18th day of June,
2003, before me, the undersigned, a Notary Public in and for said State, personally appeared
Charles L. Clark

Charles L. Clark
CHARLES L. CLARK (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)

John E. Casper
JOHN E. CASPER
COMMISSION # 100317 Notary Public
MY COMMISSION EXPIRES
(This form is for acknowledgment for individual grantor(s) only)

(Grantor)

STATE OF _____, _____ COUNTY, ss:

On this _____ day of _____, _____ before me, the undersigned, a Notary Public in and for said County and said State, personally appeared

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.

Notary Public

STATE OF _____, _____ COUNTY, ss:

On this _____ day of _____, _____ before me, the undersigned, a Notary Public in and for said County and said State, personally appeared

_____ and _____

to me personally known, who, being by me duly sworn, did say that they are the

_____ and _____

respectively, of said corporation; that (no seal has been procured by the said) corporation; that said (the seal affixed thereto is the seal of said)

instrument was signed **(and sealed)** on behalf of said corporation by authority of its Board of Directors;

and that the said _____ and _____

as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Notary Public