

REAL ESTATE TRANSFER
TAX PAID 19
STAMP #
\$ 282.40
Michelle Utaler
RECORDER
7-8-03 Madison
DATE COUNTY

REC \$ 5.00
AUD \$ 10.00
R.M.F. \$ 1.00
5

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FILED NO. 3999
BOOK 2003 PAGE 3999
(PAGE 3999)
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(3:37 PM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA
Phone

Preparer Information Bryan R. Jennings, Reich Law Firm, 801 Main St., Adel, IA 50003, (515) 993-4254
Individual's Name Street Address City

SPACE ABOVE THIS LINE
FOR RECORDER



Address Tax Statement:

\$ 176,900.⁰⁰

WARRANTY DEED

For the consideration of One
Dollar(s) and other valuable consideration,
Jeanne Jennings Revocable Trust under Agreement dated 7-21-97

do hereby Convey to
Douglas L. Swigart, an undivided one-half interest; Dennis L. Swigart and Sharon S. Swigart, husband and wife, as joint tenants, an undivided one-half interest

the following described real estate in Madison County, Iowa:
See attached Exhibit "A" for Legal Description

NOTE: This conveyance is given in satisfaction of Real Estate Contract dated April 14, 2000, filed April 14, 2000, at Book 142 page 469.

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 _____, ss:
_____ COUNTY,

Dated: June 25, 2003
Jeanne Jennings Revocable Trust
under Agreement dated 7-21-97
(Grantor)

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

By: Jeanne S. Jennings
Jeanne Jennings Trustee
(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)

Notary Public

(Grantor)

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



STATE OF IOWA, COUNTY OF DALLAS, ss:

On this 25th day of June, 2003, before me, the undersigned, a Notary Public in and for the said State, personally appeared Jeanne Jennings, Trustee to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.

Bryan R. Jennings

Bryan R. Jennings, Notary Public in and for said State.



(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of an individual fiduciary

EXHIBIT "A"

Legal Description

RE: The South One-fourth ($S\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$), and the West $53\frac{1}{3}$ acres of the North Three-fourths ($N\frac{3}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) and all that part of the South One-half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$), lying West of the main channel of Middle River, containing $18\frac{1}{2}$ acres, all in Section Nine (9); and the East Ten (E 10) acres of the North $12\frac{1}{2}$ acres of the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$); and the Northwest Quarter ($NW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) and the North One-half ($N\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) all in Section Sixteen (16), all of said land lying and being in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.