

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

FILED NO. **4921**
BOOK **2003** PAGE **4921**

2003 AUG 19 AM 11:17
(11:17AM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement : Gregory and Rhonda Ayers
505 10th Ave. NW, Altoona, IA 50009

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ONE
Dollar(s) and other valuable consideration,
JOHN M. AYERS and JUDY AYERS, Husband and Wife,

do hereby Convey to
GREGORY J. AYERS and RHONDA L. AYERS,

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.

The consideration for this Deed is less than \$500.00. Therefore, no Declaration of Value or
Groundwater Statement is required.

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,
Warren COUNTY, ss:

Dated: Aug 14, 2003

On this 14th day of August,
2003, before me, the undersigned, a Notary
Public in and for said State, personally appeared
John M. Ayers and Judy Ayers

x John M Ayers
John M. Ayers (Grantor)

x Judy Ayers
Judy Ayers (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)

x Marion Ostrander

Notary Public

(Grantor)

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

Notarial Seal-Iowa
MARION OSTRANDER
Commission Number 722375
My Commission Expires 5/9/06

LEGAL DESCRIPTION: (PARCEL "F")

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13;

THENCE S 84°09'24" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 419.36 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE CENTER LINE OF A COUNTY ROAD;

THENCE CONTINUING S 84°09'24" W, ALONG SAID SOUTH LINE, A DISTANCE OF 69.96 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD;

THENCE N 00°04'19" E, A DISTANCE OF 357.50 FEET;

THENCE S 89°12'42" E, A DISTANCE OF 344.04 FEET TO THE CENTER LINE OF SAID COUNTY ROAD;

THENCE S 38°29'30" W, ALONG SAID CENTER LINE, A DISTANCE OF 441.61 FEET TO THE POINT OF BEGINNING. CONTAINING 1.6653 ACRES OF WHICH 0.4354 ACRES ARE WITHIN EXISTING PUBLIC ROAD RIGHT OF WAY.

EXHIBIT "A"