

**REAL ESTATE TRANSFER
TAX PAID 49**

STAMP #
\$ 127.20
MICHELLE UTSLER
RECORDER
7-23-03 Madison
DATE COUNTY

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

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RECORDED
COMPARED

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FILED NO. _____
BOOK 2003 PAGE 4330
(PAGE 4330)
2003 JUL 23 PM 12:37
12:37 pm
NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information James E. Van Werden, 1009 Main Street, P.O. Box 99, Adel, IA 50003, (515) 993-4545
Individual's Name Street Address City Phone



Address Tax Statement: Bradley and Jill Allen, 2532 265th Street, Perry, IA 50222
80,000. ✓

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,
C. Hugh Ruth and A. LaNelle Bentz, husband and wife

do hereby Convey to
Bradley Allen and Jill M. Allen, 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:
See attached - Exhibit "1"

This Deed is given as partial performance of a certain contract for the sale of said real estate dated July 21, 1994, and recorded in Book 133 at Page 219 of the records of the Madison County Recorder, Madison County, Iowa, a portion of which contract was assigned by Buyers, Paul J. Hollingsworth and Catherine K. Hollingsworth, husband and wife, to Bradley Allen and Jill M. Allen, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, to the above described real estate, which is a portion of the contract set out herein. A portion of the contract as above dated is duly merged herein to and including the date of said contract, which date only all general warranties and covenants herein extend; thereafter, Grantors warrant title only as against themselves and all parties claiming by, through, or under said Grantors or either of them.

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,
Madison COUNTY, ss:
On this 23 day of July,
2003, before me, the undersigned, a Notary Public in and for said State, personally appeared C. Hugh Ruth and A. LaNelle Bentz, husband and wife

Dated: July 23, 2003
C. Hugh Ruth (Grantor)
A. LaNelle Bentz (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.

Elisha R. Busch
Notary Public

(Grantor)

(Grantor)

(This form is to be used only for the recording of deeds, mortgages, and other instruments.)
ELISHA R. BUSCH
COMMISSION NO. 714506
MY COMMISSION EXPIRES
1-15-05

LEGAL DESCRIPTION:

Parcel "A", located in the Northwest Quarter of the Southwest Quarter of Section 27, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 27, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South $0^{\circ}13'46''$ West, 378.79 feet along the projection of an existing fenceline; thence South $90^{\circ}00'00''$ West, 575.00 feet; thence North $0^{\circ}13'46''$ East, 378.79 feet to a point on the North line of the Southwest Quarter of said Section 27; thence North $90^{\circ}00'00''$ East, 575.00 feet along the North line of the Southwest Quarter of said Section 27 to the Point of Beginning. Said Parcel contains 5.000 acres, including 0.305 acres of County Road right-of-way.