

REAL ESTATE TRANSFER
TAX PAID 13
STAMP #
\$ 95.20
Michelle Utzler
RECORDER
8-8-03
DATE COUNTY

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

COMPUTER
RECORDED
COMPARED

FILED NO. 4688
BOOK 2003 PAGE 4688
2003 AUG -8 PM 3:12

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

This instrument prepared by:
MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Return to:
FIRST REALTY, 3501 Westtown Parkway, West Des Moines, Iowa 50266

(SAS) PH # (515) 453-4681

Mail tax statements to:
Rafe E. Albers, 413 1/2 S. main, osceola, iowa 50213

File #150306046

\$60,000.00/yr

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **John Duncan and Phyllis Duncan, husband and wife**, do hereby convey unto **Rafe E. Albers and Rebecca J. Albers, 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:

A TRACT OF LAND DESCRIBED AS BEGINNING IN THE NORTH QUARTER CORNER OF SECTION TWENTY-NINE (29) IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, THENCE SOUTH 84°28'25" WEST 660.60 FEET ALONG THE SECTION LINE, THENCE SOUTH 1,317.78 FEET, THENCE NORTH 84°53'00" EAST 656.82 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION TWENTY-NINE (29) THENCE NORTH 00°24'10" EAST 1,323.43 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 19.97 ACRES INCLUDING 0.74 ACRES OF COUNTY ROAD RIGHT OF WAY

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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)
) SS:
COUNTY OF)

Dated: 7-30-03

On this 30 day of July, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **JOHN DUNCAN AND PHYLLIS DUNCAN, husband and wife**, 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.

John Duncan
JOHN DUNCAN

Phyllis Duncan
PHYLLIS DUNCAN

Blair A. Wicker
Notary Public in and for the State of Iowa

