

REAL ESTATE TRANSFER
TAX PAID 28
STAMP #
\$ 72.80
Micki Utsler
RECORDER
9-17-03 Madison
DATE COUNTY

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

COMPUTER
RECORDED
COMPARED

FILED NO: 5570

BOOK 2003 PAGE 5570

2003 SEP 17 AM 11:14
(11:14 AM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

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

Individual's Name

Street Address

City

Phone

Address Tax Statement: Terry Crane
2849 R 45 Highway, Cumming, IA 50061

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of 46,000.00

Dollar(s) and other valuable consideration,

IVAN W. HART and Z. MAXINE HART, Husband and Wife

do hereby Convey to

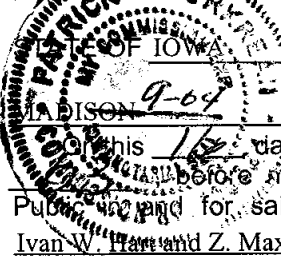
TERRY CRANE and LORETTA CRANE,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa:

Parcel "B", located in the Northwest Fractional Quarter (1/4) of the Northeast Quarter (1/4) and in the West 2 acres of the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) all in Section Four (4), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 23.063 acres, as shown in Plat of Survey filed in Book 2003, Page 2619 on May 6, 2003, in the Office of the Recorder of Madison County, Iowa.

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 plus, unless indicated as masculine or feminine gender, according to the context.



Dated: 9-16-03

ss:

MADISON COUNTY,

On this 16 day of Sept,
before me, the undersigned, a Notary Public and for said State, personally appeared
Ivan W. Hart and Z. Maxine Hart, Husband and Wife

Ivan W. Hart
Ivan W. Hart (Grantor)

Z. Maxine Hart
Z. Maxine Hart (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)

(Grantor)

Patrick J. Cooper
Patrick J. Cooper
Notary Public

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