

REAL ESTATE TRANSFER  
TAX PAID 2  
STAMP #  
\$ 119.20  
Michelle Utsler  
RECORDER  
9.2.03 Madison  
DATE COUNTY

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

COMPUTER   
RECORDED   
COMPARED

FILED NO. 5220  
BOOK 2003 PAGE 5220  
2003 SEP -2 AM 11:50

MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Dean R. Nelson, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072, (515) 758-2267

Individual's Name \_\_\_\_\_ Street Address \_\_\_\_\_ City \_\_\_\_\_ Phone \_\_\_\_\_  
Address tax statement: Duane G. Cooper, 38 12th Avenue W., Albia, Iowa 52531 SPACE ABOVE THIS LINE FOR RECORDER



**WARRANTY DEED - JOINT TENANCY**

For the consideration of -----Seventy-five thousand (\$75,000.00) & no/100ths-----  
Dollar(s) and other valuable consideration,  
DAVID W. STOUT and PATRICIA A. STOUT, husband and wife,

do hereby Convey to  
DUANE G. COOPER and CAMMIE L. COOPER, 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:

That part of the SW¼ of the SE¼ of Section 14, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the Southwest corner of the SE¼ of said Section 14; thence on an assumed bearing of N 01°01'15" East along the West line of the SW¼ of the SE¼ of said Section 14 a distance of 697.51 feet; thence S 86°44'25" East 390.22 feet; thence N 88°28'15" East 88.04 feet; thence N 69°03'50" East 114.35 feet; thence S 79°42'52" East 138.33 feet; thence S 06°42'27" West 232.19 feet; thence S 25°20'02" West 48.28 feet; thence S 89°40'53" West 224.74 feet; thence S 01°53'17" West 418.46 feet to the South line of the SE¼ of said Section 14; thence N 90°00'00" West along said South line 446.62 feet to the Southwest corner of the SE¼ of said Section 14 and the point of beginning. Said tract contains 8.73 acres and is subject to a Madison County Highway Easement over the Southerly 0.34 acres thereof.

This deed is given in fulfillment of a real estate contract by and between the grantors and grantees dated November 2, 1998, and recorded on November 17, 1998, in Book 139, Page 791, in the Office of the Recorder of Madison County, Iowa. Since this deed is given in fulfillment of a recorded real estate contract, this transfer is exempt from declaration of value and groundwater hazard statement filing requirements.

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 Fla. Dated: August 28, 2003

ss: Volusia COUNTY,  
On this 27<sup>th</sup> day of August,  
2003, before me, the undersigned, a Notary Public in and for said State, personally appeared

David W. Stout  
David W. Stout (Grantor)

Patricia A. Stout  
Patricia A. Stout (Grantor)

Patricia A. Stout  
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.

OFFICIAL NOTARY SEAL  
LINDA L. ERDM  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. DD167067  
MY COMMISSION EXP. NOV. 21, 2006  
(Grantor)

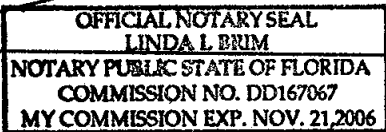
Renob L. Brun  
Notary Public (Grantor)

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

~~STATE OF FLORIDA, VOLUSIA COUNTY, ss:~~

~~On this 27th day of August, 2003 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Patricia A. Stout~~

~~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.~~



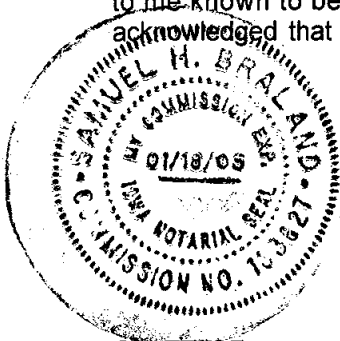
~~*Linda L. Brim*~~

~~Notary Public~~

STATE OF IOWA, MADISON COUNTY, ss:

On this 28th day of August, 2003 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared David W. Stout

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.



*David W. Stout*

Notary Public

STATE OF \_\_\_\_\_ COUNTY, ss:

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

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.

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public