

REAL ESTATE TRANSFER
TAX PAID 6
STAMP #
\$ 264.80
Michelle Utzler
RECORDER
9.3.03 Madison
DATE COUNTY

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

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RECORDED
COMPARED

FILED NO. 5263
BOOK 2003 PAGE 5263
2003 SEP -3 PM 2:05

MICKI UTZLER
RECORDER
MADISON COUNTY 50257-4008

Preparer Information: Paul H. Hutton P.O. Box 114 Truro, Iowa 50257
Individual's Name Street Address City Phone



Address Tax Stmt To: Todd & Angela Harper
3039 Truro Rd
Truro Ia 50257 **WARRANTY DEED - JOINT TENANCY** # 105,625.09

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of One Dollar(s) and other valuable consideration,
Paul H. Hutton & Stacy J. Hutton (Husband and Wife)

do hereby Convey to
Todd A. Harper and Angela S. Harper (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:

Parcel "D" in the Southeast Quarter of the Northeast Quarter of Section 15, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Commencing at Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 15, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 00°00'41" East 349.39 feet along the East line of said Southeast Quarter of the Northeast Quarter; thence South 89°56'27" West 51.77 feet to the Point of Beginning; thence South 00°07'49" West 39.31 feet; thence South 00°10'50" West 30.77 feet; thence South 89°53'20" East 10.00 feet; thence South 04°03'56" East 68.21 feet; thence South 00°08'33" West 241.94 feet; thence South 09°52'37" West 136.78 feet; thence Southwesterly 679.19 feet along a 513.00 foot radius curve concave Northwesterly with a 630.66 foot chord bearing South 48°16'56" West; thence North 49°36'57" West 71.71 feet; thence South 71°28'02" West 121.02 feet; thence North 08°45'38" West 514.87 feet; thence North 71°13'58" East 390.32 feet; thence North 44°45'16" East 266.43 feet; thence North 00°06'05" East 102.72 feet; thence North 89°56'28" East 170.63 feet to the Point of Beginning containing 10.00 acres including 0.844 acres of County Road Easement right-of-way.



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, Dated: July 3, 2003

Madison COUNTY, ss: Paul H. Hutton

On this 3rd day of July, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Paul H. Hutton (Grantor)

Stacy J. Hutton (Grantor)

Stacy J. Hutton (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. Fonda M. Martin (Grantor)

Fonda M. Martin (Grantor)

Notary Public (Grantor)

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

