

5897

FILED NO. _____
BOOK 2003 PAGE 5897
2003 OCT -1 PM 12:59

REC \$ 5.00
AUD \$ 5.25
R.M.F. \$ 1.00
5.00

COMPUTER
RECORDED
COMPARED _____

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912
Individual's Name Street Address City

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



Address Tax Statement: Luana M and Francis J. McAllister, Jr.
1287 Timber Ridge Ave.
Van Meter, IA 50261

WARRANTY DEED

For the consideration of VOLUNTARY PARTITION OF REAL ESTATE _____
Dollar(s) and other valuable consideration,
RUSSELL M. LANDER and ALICE M. LANDER, Husband and Wife,

do hereby Convey to
FRANCIS J. McALLISTER, JR. and LUANA M. McALLISTER, Husband and Wife, as Tenants in Common,

the following described real estate in MADISON County, Iowa:

South 1/2 of SW 1/4 (Except all oil, gas or other minerals reserved by the NW Mutual Life Ins. Co., in deed recorded in Book 80, Page 54) of Section 17, Twp. 77, No. Range 26, West of the 5th P.M., containing 80 A. more or less according to Government survey, Madison County, Iowa

This instrument is a voluntary partition of interests in real estate without additional consideration and is exempt from transfer tax under Iowa Code Section 428A.2(13).

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: January 16, 2003

MADISON COUNTY, ss:

On this 16th day of January, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared RUSSELL M. LANDER and ALICE M. LANDER

Russell M. Lander
RUSSELL M. LANDER (Grantor)

Alice M. Lander
ALICE M. LANDER (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)

Judy Allen
Notary Public

(Grantor)

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

NOTARIAL SEAL
IOWA
JUDY ALLEN
COMMISSION # 167768
MY COMMISSION EXPIRES
12-22-04

STATE OF _____, _____ COUNTY, ss:

On this _____ day of _____, _____ before me, the undersigned, a Notary Public in and for 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

STATE OF _____, _____ COUNTY, ss:

On this _____ day of _____, _____ before me, the undersigned, a Notary Public in and for 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