

REAL ESTATE TRANSFER  
TAX PAID 39  
STAMP #  
\$ 57 60  
Michelle Utsler  
RECORDER  
11-24-03 Madison  
DATE / COUNTY

REC \$ 5 00  
AUD \$ 5 00  
R.M.F. \$ 1 00  
5 00

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COMPARED

MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Return to: IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266 (wt) PH # (515) 453-6264

This instrument prepared by:  
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

✓ Mail tax statements to:  
Duane S. Hatcher, 1605 Woodland Ave., Des Moines, IA 50309

File #14310016

\$ 36,500.<sup>00</sup>

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Ryan D. Timm and Sara K. Timm, husband and wife**, do hereby convey unto **Duane S. Hatcher and Dale V. Hatcher, 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 "A", located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 7.000 acres, as shown in Plat of Survey filed in Book 2002, Page 5031 on October 14, 2002, in the Office of the Recorder of Madison County, Iowa**



### 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 )  
COUNTY OF MADISON ) SS:

Dated: November 21, 2003

On this 21<sup>st</sup> day of November, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **Ryan D. Timm and Sara K. Timm, 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.

Ryan D. Timm  
Ryan D. Timm

Sara K. Timm  
Sara K. Timm

Connie Harvey

Notary Public in and for the said State

