

REAL ESTATE TRANSFER
TAX PAID 54
STAMP # 30
 \$ 367
Michelle Utzler
RECORDER
 11-27-03 *Madison*
DATE COUNTY

REC \$ 5.00
 AUD \$ 5.00
 R.M.F. \$ 1.70
 5.00

FILED NO. 6450
 BOOK 2003 PAGE 6450
 2003 OCT 27 AM 11:58
 MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

COMPUTER
 RECORDED
 COMPARED

Preparer Information **Lewis H. Jordan, P.O. Box 230, Winterset, IA 50273, (515) 462-3731**

Individual's Name Street Address City Phone



Address Tax Statement: **Larry E. and Linda J. Simmons, 2501 Willow Road, St. Charles, IA 50240**
 \$ 230,000.00

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of **TWO HUNDRED THIRTY THOUSAND-----(\$230,000.00)-----** Dollar(s) and other valuable consideration,
Henry R. Putney, III and Rachelle R. Putney, Husband and Wife

do hereby Convey to
Larry E. Simmons and Linda J. Simmons

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", a parcel of land in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as:

Commencing at the Southeast Corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 14; thence South 85 degrees 59 minutes 00 seconds west along the south line of the Southwest Quarter of the Southeast Quarter of said Section 14, a distance of 309.14 feet to the point of beginning; thence continuing South 89 degrees 59 minutes 00 seconds West along the south line of the Southwest Quarter of the Southeast Quarter of said Section 14, a distance of 906.35 feet; thence North 02 degrees 40 minutes 02 seconds West, a distance of 300.00 feet; thence North 85 degrees 59 minutes 00 seconds East, a distance of 759.00 feet to the centerline of Willow Bend Trail as it is presently established; thence south 02 degrees 40 minutes 02 seconds east along the centerline of said Willow Bend Trail, a distance of 152.65 feet; thence southeasterly along the centerline of said Willow Bend Trail, and along a 143.92 foot radius curve concave to the northeast, said curve having a chord length of 205.91 feet and a chord bearing of south 48 degrees 20 minutes 29 seconds East, a distance of 229.45 feet to the point of beginning. Said tract of land contains 5.33 acres more or less, which includes 0.33 acres of roadway easement Said tract of land being subject to and together with any and all easements of record

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: **10-23-03**

MADISON COUNTY, ss:

On this **23** day of **October**, **2003**, before me, the undersigned, a Notary Public in and for said State, personally appeared **Henry R. Putney, III and Rachelle R. Putney**

Henry R. Putney III
Henry R. Putney, III (Grantor)
Rachelle R. Putney
Rachelle R. Putney (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.

Larry D. Watts
 Notary Public

(Grantor)
 (Grantor)

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

