

48,000

REAL ESTATE TRANSFER  
TAX PAID 30  
STAMP # 76  
*Michelle Utsler*  
RECORDER  
11-17-03 Madison  
DATE COUNTY

COMPUTER   
RECORDED   
COMPARED

FILED NO. 6856  
BOOK 2003 PAGE 6856

2003 NOV 17 PM 1:52  
(1:52 PM)  
NICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

REC \$ 10.00  
AUD \$ 5.00  
R.M.F. \$ 1.00  
5.00

Preparer Information: Jerrold B. Oliver, POB 230, Winterset, (515) 462-3731  
Individual's Name Street Address City Phone



Address Tax Statement: George S. Hutton  
3202 300th Street, Truro, IA 50257

SPACE ABOVE THIS LINE  
FOR RECORDER

**WARRANTY DEED**

For the consideration of Forty-Eight Thousand  
Dollar(s) and other valuable consideration,  
Michael D. Hooper, Single

do hereby Convey to  
George S. Hutton

the following described real estate in Madison County, Iowa:

See Exhibit "A" attached.

This Deed is given in satisfaction of a Real Estate Contract, dated September 4, 2002, and filed September 5, 2002, in Book 2002, Page 4369 of the Recorder's Office of Madison County, Iowa.

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: 11-13-03

MADISON COUNTY, ss:

On this 13<sup>th</sup> day of November,  
2003, before me, the undersigned, a Notary Public in and for said State, personally appeared  
Michael D. Hooper

*Michael D. Hooper*  
Michael D. Hooper (Grantor)

(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)

*Connie Harvey*

Notary Public

(Grantor)

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

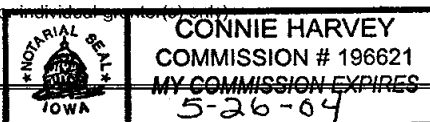


EXHIBIT "A"



A parcel of land described as commencing at the Southwest corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence North  $84^{\circ}20'$  East 284.5 feet along the South line of said Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) to the point of beginning, thence North  $0^{\circ}10'$  West 213.6 feet to a point on the North line of Lot One (1) of Block Four (4) Beaver and Patton's Addition to St. Charles, Iowa, which is 36.5 feet West of the Northeast corner of said Lot One (1), thence North  $90^{\circ}00'$  East 50.6 feet to the West right of way line of the old narrow gauge railroad, thence North  $22^{\circ}40'$  East 56.1 feet, thence South  $31^{\circ}27'$  East 60.7 feet, thence South  $6^{\circ}38'$  East 202.4 feet to the South line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) at a point 72.0 feet West of the West right of way line of the abandoned Chicago, Burlington and Quincy Railroad, thence South  $84^{\circ}20'$  West 127.3 feet to point of beginning, containing 0.582 acres