

REAL ESTATE TRANSFER  
TAX PAID 31  
STAMP #  
\$ 93.60  
*Michelle Utzler*  
RECORDER  
11-17-03 Madison  
DATE COUNTY

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

FILED NO. 6857  
BOOK 2003 PAGE 6857  
2003 NOV 17 PM 1:53

COMPUTER   
RECORDED   
COMPARED

MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, POB 230, Winterset, (515) 462-3731

Individual's Name Street Address City Phone

✓ Address Tax Statement : Douglas S. Slagter and Patricia R. Slagter  
309 E. Main, St. Charles, IA 50240

SPACE ABOVE THIS LINE  
FOR RECORDER



58,897.50

**WARRANTY DEED - JOINT TENANCY**

For the consideration of Fifty-Eight Thousand Eight Hundred Ninety-Seven and 50/100  
Dollar(s) and other valuable consideration,  
George S. Hutton and Bridget S. Hutton, Husband and Wife

do hereby Convey to  
Douglas S. Slagter and Patricia R. Slagter

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described  
real estate in Madison County, Iowa:

See Exhibit "A" attached.

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: November 12, 2003

MADISON COUNTY,

ss:

On this 12<sup>th</sup> day of November,  
2003, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
George S. Hutton and Bridget S. Hutton

*George S. Hutton*  
George S. Hutton (Grantor)

*Bridget S. Hutton*  
Bridget S. 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.

*Pamela S. Wearmouth*

Notary Public

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

**PAMELA S. WEARMOUTH**  
Commission Number 718502  
My Commission Expires  
9-19-05

EXHIBIT "A"



A parcel of land described as commencing at the Southwest corner of the Northeast Quarter (¼) of the Northwest Quarter (¼) 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°20' East 284.5 feet along the South line of said Northeast Quarter (¼) of the Northwest Quarter (¼) to the point of beginning, thence North 0°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°00' East 50.6 feet to the West right of way line of the old narrow gauge railroad, thence North 22°40' East 56.1 feet, thence South 31°27' East 60.7 feet, thence South 6°38' East 202.4 feet to the South line of the Northeast Quarter (¼) of the Northwest Quarter (¼) 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°20' West 127.3 feet to point of beginning, containing 0.582 acres