

Jensen Law Office
PO 43
Greenfield 50849

REC \$ 5.00
AUD \$ 15.00
H.M.F. \$ 1.00
5.00

FILED NO. 7171
BOOK 2003 PAGE 7171
2003 DEC -4 PM 2:46

REAL ESTATE TRANSFER	
TAX PAID 12	
STAMP # 30	
\$ 367	
RECORDER	Michelle Utzler
DATE	12-4-03
	Madison
	COUNTY

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

ED + JUDY WOODSON

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Two Hundred Thirty Thousand and no/100 - - - (\$230,000.00) Dollar(s) and other valuable consideration, Arnett Waddingham and Irene M. Waddingham (also known as Irene Waddingham) husband and wife,

do hereby Convey to an undivided 1/2 interest to Judy A. Woodson, as Trustee of the Judy A. Woodson Declaration of Trust under agreement dated Oct. 26, 1981 or the successor trustee of said trust if applicable, and an undivided 1/2 interest to Edward M. Woodson, as Trustee of the Edward M. Woodson Declaration of Trust, under Agreement dated Oct. 26, 1981 or the successor trustee of said trust if applicable, the following described real estate in Madison County, Iowa:

The Northeast Quarter (1/4) of Section Thirteen (13) in Township Seventy-four (74) North, Range Twenty-nine (29) and the Northwest Fractional Quarter (NW Fra 1/4) of Section Eighteen (18), and the East Half (1/2) of the Southwest Fractional Quarter (SW Fra 1/4) containing 73.12 acres and the South Half (1/2) of the West Half (1/2) of the Southwest Fractional Quarter (SW Fra 1/4) containing 36.56 acres and the South Half (1/2) of the Northeast Quarter (1/4) of Section Seven (7), in Township Seventy-four (74) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa, subject to Mortgage to Federal Land Bank of Omaha (Farm Credit Services) dated March 10, 1977, filed March 11, 1977 and duly recorded in Mortgage Record 125, page 763 in the Office of the Madison County Recorder, which Mortgage had an unpaid balance of principal and interest in the amount of \$97,914.12 as of September 19, 1990

This Deed is given in compliance with one certain Real Estate Contract dated October 10, 1990, filed November 20, 1990, and duly recorded in Book 128 Page 274 in the Office of the Madison County, Iowa, Recorder.

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA,
ss:
MADISON COUNTY,
On this 13th day of November,
1990, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Arnett Waddingham and Irene M.
Waddingham

DATED: November 13, 1990

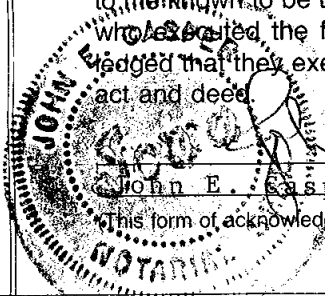
Arnett Waddingham
Arnett Waddingham (Grantor)

Irene M. Waddingham
Irene M. Waddingham (Grantor)

(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.



John E. Casper Notary Public

This form of acknowledgement for individual grantor(s) only