

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

FILED NO. 83
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2004 JAN -7 AM 11:10
(11:10 AM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912
Individual's Name Street Address City Phone



Address Tax Statement: Russell M. and Alice M. Lander
2769 - 140th Street
Van Meter, IA 50261

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of VOLUNTARY PARTITION OF REAL ESTATE -----
Dollar(s) and other valuable consideration,
FRANCIS J. McALLISTER, JR. and LUANA M. McALLISTER, Husband and Wife,

do hereby Convey to
RUSSELL M. LANDER and ALICE M. LANDER, 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:
The Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) and the Northwest Quarter (NW1/4) of the
Southeast Quarter (SE1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-seven
(27) West of the 5th P.M., Madison County, Iowa

This instrument is a voluntary partition of interests in real estate without additional consideration and is exempt from
transfer tax under Iowa Code Section 428A.2(13)

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, _____, ss:

Dated: January 7, 2004

MADISON COUNTY,
On this 7th day of January, 2004, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Francis J. McAllister, Jr. and Luana M. McAllister

Francis J. McAllister, Jr.
FRANCIS J. McALLISTER, JR. (Grantor)

Luana M. McAllister
LUANA M. McALLISTER (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.

Elisha R. Busch

Notary Public

(Grantor)

(Grantor)

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

