

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

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NICKI 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 - JOINT TENANCY

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 West Half (1/2) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4); and, the Southwest Quarter (1/4) of the Southeast Quarter (1/4), except for the South 418 feet of the East 209 feet thereof, and except for Parcel "C" in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa more particularly described as follows: Beginning at the South Quarter corner of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence North 00 degrees 32 minutes 34 seconds East 568.74 feet along the West line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-four (24); thence North 89 degrees 40 minutes 35 seconds East 383.00 feet; thence South 00 degrees 32 minutes 34 seconds West 568.74 feet to a point on the South line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4); thence South 89 degrees 40 minutes 36 seconds West 383.00 feet to the Point of Beginning containing 5.000 acres including 0.290 acres of County Road right-of-way, all in 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

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

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

