

REAL ESTATE TRANSFER
TAX PAID 13
STAMP #
\$ 175.20
Michelle Utsler
RECORDER
1-8-04 Madison
DATE COUNTY

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

COMPUTER
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FILED NO. 128
BOOK 2004 PAGE 128
2004 JAN -8 PM 3:12
(3:12 PM)
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 : Dale A. Lents and Evonne S. Lents
2664 Carriage Trail, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of One Hundred Ten Thousand
Dollar(s) and other valuable consideration,
Alan V. Anthony and Nancy J. Anthony

do hereby Convey to
Dale A. Lents and Evonne S. Lents

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 _____, ss:

Dated: 1-7-2004

MADISON COUNTY,

On this 7 day of Jan.,
2004, before me, the undersigned, a Notary Public in and for said State, personally appeared
Alan V. Anthony and Nancy J. Anthony

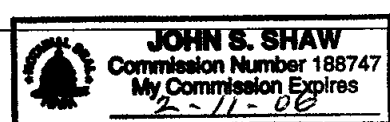
Alan V. Anthony (Grantor)

Nancy J. Anthony (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 S. Shaw
Notary Public

(Grantor)



(Grantor)

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

V F&M

EXHIBIT "A"

The Northeast Quarter (1/4) of Section Thirty-three (33), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, except Parcel "A" in the Southeast Corner of the Northeast Quarter (1/4) of Section Thirty-three (33), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, and more particularly described as follows: Beginning at the East Quarter Corner of said Section 33, thence S 89°47'58" W 660.00 feet along the South line of said Northeast Quarter (1/4), thence North 660.00 feet, thence N 89°47'58" E 660.00 feet to the East line of said Northeast Quarter (1/4), thence South 660.00 feet to the point of beginning, containing 10.00 acres, subject to roadway Easements of record, except Parcel "B", a part of the Northeast Quarter (1/4) of Section 33, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Northeast Corner of said Section 33; thence S 00°23'13" W a distance of 462.89 feet to the Point of Beginning; thence S 00°23'13" W a distance of 845.66 feet; thence S 83°22'01" W a distance of 797.80 feet; thence N 00°28'19" W a distance of 740.11 feet; thence N 59°36'14" E a distance of 172.67 feet; thence N 03°37'39" W a distance of 118.68 feet; thence S 89° 17' 59" E a distance of 662.88 feet to the Point of Beginning, containing 15.90 acres of land including 1.81 acres of county road right of way, except Parcel "C", a Part of the Northeast Quarter (NE1/4) of Section 33, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the Northeast Corner of said Section 33; thence N 89°17'59" W a distance of 662.88'; thence S 00°23'13" W a distance of 455.68"; thence S 89°55'23" E a distance of 662.88'; thence N 00°23'13" E a distance of 462.89'; to the Point of Beginning. Containing 6.99 acres of land including 1.55 acres of county road right of way.