

Book 2005 Page 2658 Type 03 001 Pages 1
Date 6/14/2005 Time 10:40 AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$50.40
Rev Stamp# 262

ENTERED FOR TAXATION
THIS 14 DAY OF June 2005
JoAnn Welch
Debby Barklem
DEPUTY

COMPUTER
RECORDED
COMPARED

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

Prepared by: Charles Wayne & JoAnn Allen
1615 W. Summit, Winterset, IA 50273
515-462-2056

✓ Tax Stmt: Shawn & Nancy Hanson
1706 Patricia Ct.
Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED — JOINT TENANCY

For the consideration of Thirty-two Thousand Dollars (\$32,000.00)
Dollar(s) and other valuable consideration, Charles Wayne Allen and JoAnn Allen, husband
and wife,

do hereby Convey to Shawn William Hanson and Nancy Jane Hanson, 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:

Parcel "A", located in the Southeast Quarter of the Southeast Quarter of
Section 35, Township 76 North, Range 28 West of the 5th P.M., located in
and forming a part of the City of Winterset, Madison County, Iowa, more
particularly described as follows:

Commencing at the Southeast corner of Section 35, Township 76 North, Range
28 West of the 5th P.M., Madison County, Iowa; thence North 0°04'41" West
along the East line of the Southeast Quarter of the Southeast Quarter of
said Section 35, 329.23 feet; thence South 89°29'42" West, 33.00 feet to
a point on the West right-of-way line of 16th Avenue, which is the point
of beginning; thence North 0°04'33" West along said R.O.W. line, 215.30
feet to a point on the South line of Lot 8 of Patricia Acres, an Official
Plat; thence North 88°43'27" West along the South line of said Lot 8,
240.27 feet to the Northeast corner of Lot 9 of said Patricia Acres; thence
South 1°07'37" East along the East line of said Lot 9, 222.78 feet to the
Southeast corner of said Lot 9; thence North 89°29'42" East, 236.13 feet
to the Point of Beginning. Said Parcel contains 1.197 acres.

This deed is given in fulfillment of real estate contract dated October 16,
1998, filed in the office of Madison County, Iowa, recorder on October 26,
1998, in Book 62, page 746.

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:
MADISON COUNTY,

Dated: June 7, 2005

On this 7 day of June
2005, before me the undersigned, a Notary
Public in and for said State, personally appeared
Charles Wayne Allen and JoAnn Allen,
husband and wife,

Charles Wayne Allen
Charles Wayne Allen (Grantor)

JoAnn Allen
JoAnn Allen (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.

(Grantor)

(Grantor)

JoAnn Welch
Notary Public
(This form of acknowledgment for individual grantor(s) only)