

ENTERED FOR TAXATION
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Michelle Utsler
RECORDED

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MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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



WARRANTY DEED

(Joint Tenancy)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

G. Stephen Walters, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Dustin C. Wearmouth and Pamela Sue Wearmouth
228 Warren Ct.
Osceola, IA 50213

Return Document To: (Name and complete address)

G. Stephen Walters
P.O. Box 230
Winterset, Iowa 50273

Grantors:

George S. Hutton
Bridget S. Hutton

Grantees:

Dustin C. Wearmouth
Pamela Sue Wearmouth

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of no actual consideration
Dollar(s) and other valuable consideration,
George S. Hutton and Bridget S. Hutton, Husband and Wife

do hereby Convey to
Dustin C. Wearmouth and Pamela Sue Wearmouth.

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

Parcel "H", located in the Southwest Quarter of the Northeast Quarter of Section 15, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 15, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 0°27'04" East, 1232.23 feet to a point on the North right-of-way line of an existing County Road; thence South 85°39'06" West, 50.20 feet along said Road R.O.W. line; thence North 0°26'51" West, 563.96 feet; thence North 88°20'57" West, 49.96 feet; thence North 0°26'51" West, 100.00 feet to a point in an existing fenceline; thence North 88°20'57" West, 322.55 feet along said fenceline; thence North 0°38'04" West, 530.39 feet along said fenceline to a point on the North line of the Southwest Quarter of the Northeast Quarter of said Section 15; thence North 85°49'10" East, 424.90 feet along the North line of the Southwest Quarter of the Northeast Quarter of said Section 25 to the Point of Beginning. Said Parcel contains 6.237 acres.

This is a Deed between parents and a daughter and son-in-law without actual consideration.

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
COUNTY OF MADISON

Dated: October 28, 2005

This instrument was acknowledged before me on
October 28, 2005
by George S. Hutton and Bridget S. Hutton,
Husband and Wife

George S. Hutton
George S. Hutton (Grantor)

Bridget S. Hutton
Bridget S. Hutton (Grantor)

Kim Leonard
Notary Public



(Grantor)

(Grantor)

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