

ENTERED FOR TAXATION
THIS 06 DAY OF Dec 2005
J. W. Black
D. Colburn AUDITOR
DEPUTY AUDITOR

Document 2006 103

Book 2006 Page 103 Type 03 001 Pages 2
Date 1/06/2006 Time 2:26 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$311.20
Rev Stamp# 16 DOV# 14

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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



\$ 195,000.⁰⁰

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Dean R. Nelson, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

David Fluth
1409 Quail Run Road
Humeston, Iowa 50123

Return Document To: (Name and complete address)

✓ Dean R. Nelson
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Jerald A. Thornburg
Christy A. Thornburg

Grantees:

David L. Fluth

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of ---One Hundred Ninety Five Thousand (\$195,000.00)
Dollar(s) and other valuable consideration,
JERALD A. THORNBURG and CHRISTY A. THORNBURG, husband and wife,

do hereby Convey to
DAVID L. FLUTH

the following described real estate in Madison County, Iowa:

All that part of the North Half (1/2) of the Southeast Quarter (1/4) of Section Three (3) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying and being North of the right-of-way of the Chicago, Rock Island and Pacific Railroad Company, EXCEPT Parcel "B" located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Three (3), containing 16.024 acres, AND EXCEPT Parcel "C" located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Three (3), containing 16.024 acres, both parcels as shown in Plat of Survey filed in Book 2005, Page 5461 on November 10, 2005, in the Office of the Recorder of Madison County, Iowa.

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: January 6, 2006

This instrument was acknowledged before
me on January 6, 2006 by
Jerald A. Thornburg and Christy A. Thornburg

Jerald A. Thornburg (Grantor)

Christy A. Thornburg (Grantor)

Dean R. Nelson, Notary Public

(Grantor)

(Grantor)

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