

ENTERED FOR TAXATION

THIS 15 DAY OF May 15
J. Speck
DEPUTY RECORDER

Document 2006 1912

Book 2006 Page 1912 Type 03 001 Pages 2

Date 5/15/2006 Time 3:24 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$219.20

Rev Stamp# 201 DOV# 193

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
INDEXED

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Official Form No. 103 - January 2006

Jerrold B. Oliver ISBA # 04132

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return Document to: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Preparer Information: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Address Tax Statement: James Kaczinski Jr. and Michelle Lockwood, 1439 Heritage Ave., Earlham, IA 50072



WARRANTY DEED - JOINT TENANCY

For the consideration of One hundred thirty seven thousand five hundred _____ Dollar(s) and other valuable consideration,
David A. Bown and Kimberly J. Bown, Husband and Wife

do hereby Convey to
James Kaczinski Jr. and Michelle Lockwood

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

See 1 in Addendum

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.

Dated: 5-8-06

David A. Bown
David A. Bown (Grantor)

Kimberly J. Bown
Kimberly J. Bown (Grantor)

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on May 8 2006 by David A. Bown and Kimberly J. Bown

Jennifer Stover
Notary Public

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

JENNIFER STOVER
Commission No. 729109
My Commission Exp. 12/22/07

Addendum

1. That part of the Northeast Quarter (¼) of Section Thirty (30), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Southeast Corner of the Northeast Quarter (¼) of said Section Thirty (30), thence on an assumed bearing of North 00 degrees 02'06" East along the East line of said Northeast Quarter (¼) 501.73 feet to the point of beginning, thence South 88 degrees 28' 55" West 152.63 feet, thence North 00 degrees 02'06" East 152.11 feet, thence North 56 degrees 51'09" West 83.73 feet, thence North 00 degrees 17'22" West 459.25 feet, thence South 87 degrees 40'13" East 225.49 feet to the East line of said Northeast Quarter (¼), thence South 87 degrees 40'13" West along said East line 643.92 feet to the point of beginning, said tract contains 3.06 Acres more or less and is subject to a Madison County Highway easement over the Easterly 33.00 feet thereof and is subject to any encumbrances of record, Highway easement area equals 0.49 acres