

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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

Return to/Address tax statement: Norman Ritchhart, 2886 201 Trail, Winterset, IA 50273  
Preparer - Lee R. Johnson, Johnson & Malloy, PC, PO Box 190, Ogden, IA 50212 515-275-4018

**WARRANTY DEED**

For the consideration of One and no/100 Dollars and other valuable consideration, Steven Ritchhart and Alison Ritchhart, husband and wife, do hereby Convey to Norman Ritchhart the following described real estate in Madison County, Iowa:

Parcel "A", located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 19.852 acres, as shown on Plat of Survey filed in Book 3, Page 634 on October 2, 2000, in the Office of the Recorder of Madison County, Iowa, **EXCEPT** Parcel "G", a part of Parcel "A", located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty (30), containing 9.94 acres, as shown on Plat of Survey filed in Book 2006, Page 2204 on May 31, 2006, in the Office of the Recorder of Madison County, Iowa.

This deed is exempt from the filing of a Declaration of Value under Exemption No. 13.

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: 11-22-06, 2006.

Steven Ritchhart  
Steven Ritchhart Grantor

Alison Ritchhart  
Alison Ritchhart Grantor

STATE OF IOWA, COUNTY OF MADISON, ss:

On this 22<sup>nd</sup> day of November, 2006, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Steven Ritchhart and Alison, husband and wife, 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.



Larry D. Cranney  
Notary Public in and for said State