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Return Document to: Shirley P. Hines, 2987 St. Charles Road, St. Charles, IA 50240
Preparer Information: Alison Swaim, 1200 Valley West Dr., Suite 704, West Des Moines, IA 50266, Phone: (515) 440-1711
Address Tax Statement: Shirley P. Hines, 2987 St. Charles Road, St. Charles, IA 50240



\$ 360.000

WARRANTY DEED

For the consideration of one Dollar(s) and other valuable consideration,
Dennis R. Morgan and Patricia K. Morgan, husband and wife

do hereby Convey to
Shirley P. Hines, a married person

the following described real estate in Madison County, Iowa:



A parcel of land beginning at a point 585.0 Feet East of the Southwest Corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North 1040 Feet; thence East 455.0 Feet; thence South 2049.14 Feet to the North R.O.W. line of County Road G-50; thence Northwesterly along said R.O.W. 749.98 Feet; thence North 379.7 Feet to the point of beginning. Containing 18.1 acres more or less;

Subject to all easements, covenants and restrictions of record.

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.

Dennis R. Morgan (Grantor)
Dennis R. Morgan (Grantor)

Dated: 2-14-07
Patricia K. Morgan (Grantor)
Patricia K. Morgan (Grantor)

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on February 14, 2007 by Dennis R. Morgan and Patricia K. Morgan, husband and wife

Melissa V. Wells
Notary Public

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

