

REAL ESTATE TRANSFER  
 TAX PAID 2  
 STAMP #  
 \$ 447.20  
 Michelle Utsher  
 RECORDER  
 4-1-99 Madison  
 DATE COUNTY

REC \$ 5<sup>00</sup> COMPUTER   
 AID \$ 10<sup>00</sup> RECORDED   
 R.M.F. \$ 1<sup>00</sup> COMPARED

Return to Coldwell Banker Mid-America Group Realtors ATTN: Closing Department 515-224-8798  
 Preparer 4800 Westown Parkway Suite 110 West Des Moines, IA 50266  
 993005 \$ 280,000 **WARRANTY DEED - JOINT TENANCY** SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of One (\$1.00)  
 Dollar(s) and other valuable consideration, Glen Sheldon and Lynnette Sheldon, Husband and Wife

do hereby Convey to George S. Hutton and Bridget S. Hutton, Husband and Wife

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

The Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fourteen (14); the North Half (1/2) of the Northeast Quarter (1/4); the Southwest Quarter (1/4) of the Northeast Quarter (1/4), and the East 26.6 acres of the Northwest Quarter (1/4) of Section Fifteen (15); all in Township Seventy-four (74) North, of Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, excepting that part thereof conveyed to State of Iowa (containing 1.81 acres more or less) more particularly described in the deed conveying the same recorded Deed Record 88, at page 595 thereof,, subject to and together with any and all easements, covenants and restrictions of record

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 FILED NO. \_\_\_\_\_  
 BOOK 141 PAGE 279  
 99 APR - 1 AM 10: 56  
 MICHELLE UTSLER  
 RECORDER  
 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;. 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, ss:  
 Madison COUNTY,

Dated: 2-25-1999

On this 25 day of Feb, 19 99, before me, the undersigned, a Notary Public in and for said State, personally appeared Glen Sheldon and Lynnette Sheldon, Husband and Wife

Glen Sheldon  
 Glen Sheldon (Grantor)

Lynnette Sheldon  
 Lynnette Sheldon (Grantor)

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.

Judy A. Utsher  
 Notary Public  
 (This form of acknowledgment for individual grantor(s) only)

\_\_\_\_\_  
 (Grantor)

\_\_\_\_\_  
 (Grantor)