

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 102

Jerrold B. Oliver ISBA # 04132

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

REAL ESTATE TRANSFER  
TAX PAID 47  
STAMP #  
\$ 119.20  
Michelle Utzler  
RECORDER  
6-23-99 Madison  
DATE COUNTY

REC \$ 10.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

5240  
FILED NO.  
BOOK 141 PAGE 612  
99 JUN 23 PM 12:18

COMPUTER   
RECORDED   
COMPARED

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3737  
Individual's Name Street Address City

MICHELLE UTZLER  
RECORDER  
SPACE ABOVE THIS LINE INTENT  
FOR RECORDER



**WARRANTY DEED**  
(Several Grantors)

For the consideration of SEVENTY-FIVE THOUSAND  
Dollar(s) and other valuable consideration,  
DALE TUTTLE and NANCY L. TUTTLE, Husband and Wife; JOHN A. TUTTLE and DIANE M. TUTTLE,  
Husband and Wife; and THOMAS G. TUTTLE and BECKY S. TUTTLE, Husband and Wife,

do hereby Convey to  
GREGORY BROADBENT and SHERRI BROADBENT, as Joint Tenants with Full Rights of  
Survivorship and Not as Tenants in Common,

the following described real estate in Madison County, Iowa:  
Parcel "D", located in the West Half of the Southeast Quarter of Section 27, Township 76 North,  
Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:  
Commencing at the South Quarter corner of Section 27, Township 76 North, Range 26 West of the  
5th P.M., Madison County, Iowa; thence North 1°34'51" West along the West line of the Southeast  
Quarter of said Section 27, 347.72 feet to a point on the North right-of-way (ROW) line of Iowa  
Highway 92 which is the Point of Beginning; thence North 89°23'48" East along said Highway ROW  
line, 100.01 feet; thence North 1°34'51" West, 804.10 feet; thence North 89°23'48" East, 833.53 feet;  
thence North 16°58'20" West, 224.21 feet; thence North 37°17'13" West, 171.26 feet; thence North  
12°15'39" West, 289.28 feet; thence North 35°50'28" West, 122.27 feet; thence North 10°04'01"  
East, 158.58 feet; thence North 8°27'12" East, 231.09 feet; thence North 14°36'59" West, 114.85  
feet; thence North 17°40'18" East, 230.04 feet; thence North 16°23'43" West, 127.13 feet to a point  
on the North line of the Southeast Quarter of said Section 27; thence South 83°29'23" West along the  
North line of the Southeast Quarter of said Section 27, 743.99 feet to the Center of said Section 27;  
thence South 1°34'51" East along the West line of the Southeast Quarter of said Section 27, 2299.63  
feet to the Point of Beginning. Said Parcel contains 28.401 acres

Any fence to be constructed on the boundary lines of the above-described real estate shall be erected  
and maintained by Buyers, their heirs, successors and assigns.

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: 6-16-99

Dale Tuttle  
Dale Tuttle (Grantor)

Nancy L. Tuttle  
Nancy L. Tuttle (Grantor)

John A. Tuttle  
John A. Tuttle (Grantor)

Diane M. Tuttle  
Diane M. Tuttle (Grantor)

Thomas G. Tuttle  
Thomas G. Tuttle (Grantor)

Becky S. Tuttle  
Becky S. Tuttle (Grantor)

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

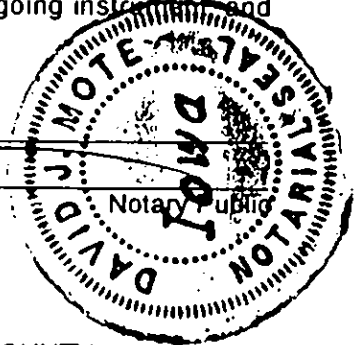
\_\_\_\_\_  
(Grantor)

STATE OF IOWA , MADISON COUNTY, ss:

On this 16<sup>th</sup> day of June , 19 99 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Dale Tuttle and Nancy Tuttle; John A. Tuttle and Diane M. Tuttle

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.

[Signature]

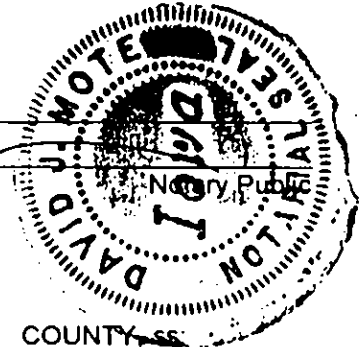


STATE OF Iowa , MADISON COUNTY, ss:

On this 16<sup>th</sup> day of June , 19 99 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Thomas G. Tuttle and Becky S. Tuttle

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.

[Signature]



STATE OF \_\_\_\_\_ , \_\_\_\_\_ COUNTY, ss:

On this \_\_\_\_\_ day of \_\_\_\_\_ , 19 \_\_\_\_\_ before me, the undersigned, a Notary Public in and for said County and said State, personally appeared \_\_\_\_\_

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.

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public

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