

REAL ESTATE TRANSFER
TAX PAID 7
STAMP # 30
\$ 175
Michelle Utzler
RECORDER
8-3-99 *Madison*
DATE COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. **000511**
BOOK 63 PAGE 311
99 AUG -3 AM 10:42
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

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

Preparer Information Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267
Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ---One Hundred Nine Thousand Nine Hundred
Dollar(s) and other valuable consideration,
CHRISTOPHER D. BOSWELL and LEANN K. BOSWELL, husband and wife,

do hereby Convey to
BRIAN T. SULLIVAN and PAMELA WOOD-SULLIVAN, 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:

A tract of land commencing at a point 380 feet East and 440 feet South of the center of Section Six (6),
Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,
thence East 150 feet, thence South 156.15 feet, thence West 150 feet, thence North 156.38 feet to the point of
beginning.

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.

STATE OF IOWA

Dated: July 30, 1999

DALLAS COUNTY, ss:

On this 30th day of July,
19 99, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Christopher D. Boswell and Leann K. Boswell

Christopher D. Boswell
Christopher D. Boswell (Grantor)

Leann Boswell
Leann K. Boswell (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
act and deed.

(Grantor)

(Grantor)

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