

COMPUTER
CHG ORDERED
CHG REC'D
REC \$ 5.00
AUD \$ 5.00
RMF \$ 5.00

FILED NO 3789
BOOK 138 PAGE 773
98 APR -3 AM 11:25
MICHELLE UISLE
RECORDER
MADISON COUNTY, IA

RETURN TO: Henry R. Putney, III, 2501 Willow Bend, St. Charles, IA 50240
Preparer Information: Baker and Elkin, 315 E. 5th St., #5, Des Moines, IA 50309 (515) 244-3188
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,
Henry R. Putney, III, and Rachelle Putney, husband and wife

do hereby Convey to
Henry R. Putney, III and Rachelle Putney, husband and wife, as joint tenants with full right of survivorship and not as tenants in common

the following described real estate in Madison County, Iowa

A tract of land described as follows, to-wit: commencing at the Southwest Corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14) in Township Seventy-Five (75) North, Range Twenty-Six (26) West of the 5th P.M. Madison County, Iowa, Thence North 85° 59' East 945.80 feet along the section line to the point of beginning, thence continuing North 85° 59' East 1,383.35 feet along said section line to the centerline of a county road, thence northwesterly 229.04 feet along a 143.25 foot radius curve concave northeasterly and tangent to the preceding course, thence North 02° 24' West 27.65 feet, thence South 85° 59' West 1,236 feet, thence South 02° 24' East 175 feet to the point of beginning, containing 5.07 acres including 0.16 acres of county road right of way

(Locally known as: 2501 Willow Bend, St. Charles, Iowa 50240)



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 March 30, 1998

POLK COUNTY, SS
On this 30 day of March, 19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared Henry R. Putney, III, and Rachelle Putney, husband and wife

Henry R. Putney, III (Grantor)

Rachelle Putney (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

David R. Elkin
Notary Public



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