

REAL ESTATE TRANSFER  
TAX PAID 22  
STAMP #  
\$ 39.30  
*Michelle Utzler*  
RECORDER  
4-17-95 *Madison*  
DATE COUNTY

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

FILED NO. 2659

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95 APR 18 PM 2:24

COMPUTER   
RECORDED   
COMPARED

MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA



### WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of ---Twenty-five Thousand  
Dollar(s) and other valuable consideration, the RALPH B. HUNTER FAMILY TRUST by Robert E. Hunter  
and William W. Hunter, Trustees,

do hereby Convey to RODNEY M. RAMSEY and CONNIE J. RAMSEY, 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 parcel of land located in the Southeast Quarter of the Northwest Quarter of Section 6, Township 77 North, Range 28 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the West Quarter Corner of Section 6, T77N, R28 West of the 5th P.M., Madison County, Iowa; thence, along the South line of the NW $\frac{1}{4}$  of said Section 6, North 90°00'00" East 1178.20 feet; thence North 00°37'09" East 461.78 feet to the Point of Beginning; thence continuing North 00°37'09" East 726.76 feet; thence North 90°00'00" East 599.41 feet; thence South 00°37'09" West 726.76 feet; thence South 90°00'00" West 599.41 feet to the Point of Beginning. Said parcel of land contains 10.000 acres, including 0.952 acres of county road right of way.

The Ralph B. Hunter Family Trust is also known as the Ralph B. Hunter Trust dated October 2, 1962.

Robert E. Hunter and William W. Hunter warrant title in their fiduciary capacity on behalf of the Ralph B. Hunter Family Trust as Grantor, but do not warrant title in an individual capacity.

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 \_\_\_\_\_ COUNTY, IOWA

Dated: April 5, 1995

Ralph B. Hunter Family Trust, Grantor

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

By *Robert E. Hunter*  
(Robert E. Hunter, Trustee) (Grantor)

By *William W. Hunter*  
(William W. Hunter, Trustee) (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.

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

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

\_\_\_\_\_  
Notary Public  
(This form of acknowledgment in and for said state for individual grantor(s) only)

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 in and for said state

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

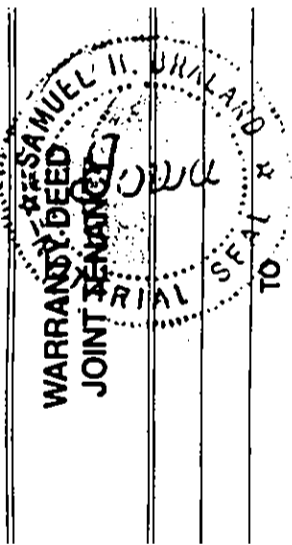
On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared \_\_\_\_\_ and \_\_\_\_\_

to me personally known, who, being by me duly sworn, did say that they are the \_\_\_\_\_ and \_\_\_\_\_ respectively, of said corporation; that (no seal has been procured by the said) corporation; that said instrument was signed (and sealed) (the seal affixed thereto is the seal of said) on behalf of said corporation by authority of its Board of Directors; and that the said \_\_\_\_\_ and \_\_\_\_\_ as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

STATE OF IOWA : \_\_\_\_\_, Notary Public : SS in and for said state MADISON COUNTY :

On this 5th day of April, 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert E. Hunter and William W. Hunter to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that such person, as such fiduciary, executed the same as the voluntary act and deed of such person and of such fiduciary

*Samuel H. ...* Notary Public in and for said state.



Entered upon transfer books and for taxation this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ Auditor \_\_\_\_\_ Deputy \_\_\_\_\_ Filed for record, indexed and delivered to County Auditor this \_\_\_\_\_ day \_\_\_\_\_ of \_\_\_\_\_, 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in \_\_\_\_\_ County Records. Recorder's fee \$ \_\_\_\_\_ PAID. Auditor's fee \$ \_\_\_\_\_ PAID. By \_\_\_\_\_ Recorder \_\_\_\_\_ Deputy \_\_\_\_\_ WHEN RECORDED RETURN TO *Richard*