

82,500.

RECORDED ✓
RECORDED ✓
COMPARED ✓

REC \$ 5.00
AND \$ 5.00
R.M.F. \$ 2.00

REAL ESTATE TRANSFER
TAX PAID 42
STAMP # 20
\$ 131.20
RECORDED
DATE 5-30-97
COUNTY

FILED NO. 3327

BOOK 61 PAGE 695

97 MAY 30 AM 11:25

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Reynoldson, Van Werden, Lloyd & Reynoldson, L.L.P., P.O. Box 199, Osceola, Iowa 50213 1-515-342-2157

WARRANTY DEED

IN CONSIDERATION OF One Dollar and Other Valuable Consideration,

John Roger McCuddin and Judith Ann McCuddin,

husband and wife,

do hereby CONVEY unto

Michael G. Davenport and Terrie M. Davenport,

husband and wife, as Joint Tenants With Full Rights of Ownership in the Survivor,

and not as Tenants in Common,

the following described real estate located in Madison County, Iowa:

Parcel A in a Plat of Survey recorded April 18, 1996, in Book 2 at Page 273 of the Madison County Records, described as that part of the Southwest Quarter of the Southwest Quarter of Section 15, Township 74 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 15; thence on an assumed bearing of South 00 degrees 04 minutes 50 seconds East along the east line of said Southwest Quarter of the Southwest Quarter a distance of 489.62 feet to the intersection of the extension of the south line of First Street, City of Truro, Iowa, and said east line; thence South 86 degrees 37 minutes 42 seconds West along said extension 39.95 feet to the west line of an unnamed City of Truro Street and the point of beginning; thence South 86 degrees 37 minutes 42 seconds West along the south line of First Street a distance of 249.55 feet; thence South 00 degrees 02 minutes 25 seconds East 205.11 feet; thence North 86 degrees 29 minutes 51 seconds East 216.74 feet; thence North 00 degrees 04 minutes 50 seconds West 14.18 feet; thence North 86 degrees 29 minutes 51 seconds East 32.79 feet to the west line of said unnamed City of Truro Street; thence North 00 degrees 04 minutes 50 seconds West along said west line 190.34 feet to the south line of First Street and the point of beginning. Said tract contains 1.16 acres.



Transfer Tax: \$131.20

The Grantors do hereby covenant with the Grantees and successors in interest that the Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that the premises are free and clear of all liens and encumbrances whatsoever except as may be stated above; and the Grantors covenant to warrant and defend the premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

IN WITNESS WHEREOF, we have subscribed our names on this 29 day of May, 1997.

John Roger McCuddin
John Roger McCuddin

Judith Ann McCuddin
Judith Ann McCuddin

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF Clarke, ss:

On this 29 day of May, 1997, before me, a Notary Public in and for said County and State, personally appeared John Roger McCuddin and Judith Ann McCuddin, husband and wife, to me known to be the identical persons named in and who executed the same as their voluntary act and deed.



Helen K. Saylor
Notary Public in and for the State of Iowa