

~~COPY~~

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

Preparer Information Lawrence P. Van Werden, 200 West Jefferson Street, Osceola, (641) 342-2157  
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE  
FOR RECORDER



✓ Address Tax Statement: Charles B. and Betty J. Smith  
1583 Fox Trail, Winterset, IA 50273

WARRANTY DEED

For the consideration of One  
Dollar(s) and other valuable consideration,  
Clarence L. Emerson,  
an unmarried person

do hereby Convey to  
Charles B. Smith and Betty J. Smith,  
husband and wife,  
as Joint Tenants with full right of ownership in the survivor and not as Tenants in Common  
the following described real estate in Madison County, Iowa:

A tract of land commencing at the point of intersection of the West line of the public highway with the South line of the North 33.82 acres of the Northwest Fractional Quarter of the Southwest Quarter (NW Fr. 1/4 SW 1/4) of Section Eighteen (18), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and running thence North along the West line of said highway 295 feet, thence West 295 feet, then South 295 feet to the South line of said 33.82 acre tract, thence East 295 feet to the point of beginning, containing 2 acres, more or less.

Transfer Tax: \$51.20

This Warranty Deed is given in performance of the Real Estate Contract dated June 21, 2002, and filed of record July 30, 2002, in Book 2002 at Page 3706 of the Madison County records.

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: June 25, 2002

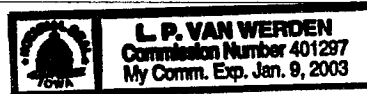
CLARKE COUNTY, ss:  
On this 24 day of July, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Clarence L. Emerson, an unmarried person

Clarence L. Emerson  
Clarence L. Emerson (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.

L.P. Van Werden

Notary Public



(Grantor)

(Grantor)

(Grantor)