

240 57,500

REAL ESTATE TRANSFER	
TAX PAID	12
STAMP #	
\$	24.80
<i>Priscilla McClelland</i>	
RECORDER	
04-12-96	Adair
DATE	COUNTY

FILE NO. 0498
BOOK 366 PAGE 240

96 APR 12 AM 9:20
Priscilla McClelland
PRISCILLA MCCLELLAND
RECORDER
ADAIR COUNTY, IOWA
\$10.00 + \$1.00

Preparer: Jordan, Mahoney & Jordan, P.C., 801 Keeler Street, Boone, IA 50036 (515) 432-4510

WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar (\$1.00) and other valuable consideration, Dennis D. McCulley, a single person; and Carolyn S. McCulley McArtor and Jerry V. McArtor, wife and husband, do Convey to James E. Horne and Karen Kay Horne, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate, to-wit:

Parcel #1
East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), Section Twenty-five (25), Township Seventy-seven (77) North, Range Thirty (30) West of the 5th P.M., Adair County, Iowa, consisting of Twenty (20) acres, more or less;

and

Parcel #2
South fifty (50) acres of the Northwest Fractional Quarter (NW Fr $\frac{1}{4}$) of Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

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.

Dated this 16th day of March, 1996.

COMPUTER
RECORDED
COMPARED

REAL ESTATE TRANSFER	
TAX PAID	9
STAMP #	
\$	91.30
<i>Michelle Utsler</i>	
RECORDER	
5-2-96	Madison
DATE	COUNTY

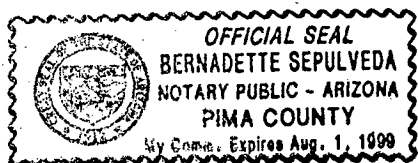
FILED NO. **3005**
BOOK 136 PAGE 221
96 MAY -2 PM 2:46
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
REC \$ 10.00
AUD \$ 5.00
R.M.F. \$ 1.00

Dennis D. McCulley
Dennis D. McCulley
Carolyn S. McCulley McArtor
Carolyn S. McCulley McArtor
Jerry V. McArtor
Jerry V. McArtor

240

STATE OF ARIZONA, COUNTY OF PIMA, ss:

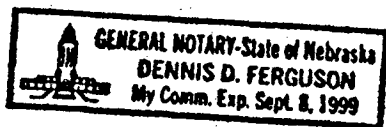
On this 12TH day of March, 1996, before me, the undersigned, personally appeared Dennis D. McCulley, to me known to be the person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.



B. Sepulveda
Notary Public

STATE OF NEBRASKA, COUNTY OF PERKINS, ss:

On this 16th day of March, 1996, before me, the undersigned, personally appeared Carolyn S. McCulley McArtor and Jerry V. McArtor, to me known to be the persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Dennis D. Ferguson
Notary Public