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Rev Transfer Tax \$132.00

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INDX

ANNO

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LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Allen L. and Patty Jean Akers, 1941 Nature Trail, Winterset, IA 50273

Return Document To: (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

Grantors:

Robert V. Houseman

Grantees:

Allen L. Akers
Patty Jean Akers

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED - JOINT TENANCY

For the consideration of \$83,000.00----- Dollar(s) and other valuable consideration,
Robert V. Houseman, a single person

Allen L. Akers and Patty Jean Akers, Husband and Wife,

do hereby Convey to _____ as
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real
estate in Madison County, Iowa:

See attached Exhibit "A".

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: September 16, 2011

Robert V. Houseman
Robert V. Houseman (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on September 16, 2011, by Robert V. Houseman

Cheyenne Johnston
, Notary Public

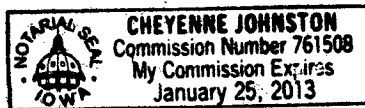


EXHIBIT "A"

The Southwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) lying South of the Main Channel of North River, AND the West Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), AND the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) AND Lot Four (4) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), AND Lot Three (3) of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), AND all that part of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) lying South of the Main Channel of North River, ALL in Section Seven (7) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Northwest Fractional Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Seven (7), containing 5.000 acres, as shown in Plat of Survey filed in Book 2004, Page 1302 on March 26, 2004, in the Office of the Recorder of Madison County, Iowa.

This Deed is in fulfillment of the Real Estate Contract dated November 6, 1998 and filed for record with the Madison County Recorder's Office on November 9, 1998 in Book 139 at Page 763.