

|                      |
|----------------------|
| REAL ESTATE TRANSFER |
| TAX PAID 37          |
| STAMP #              |
| \$ 140.00            |
| Mickie Utsler        |
| RECORDER             |
| 8-21-00 Madison      |
| DATE COUNTY          |

FILED NO. **005620**  
 BOOK **64** PAGE **182**  
 2000 AUG 21 PM 1:59  
 MICKIE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

REC \$ **5.00**  
 AUD \$ **5.00**  
 R.M.F. \$ **1.00**  
 COMPUTER   
 RECORDED   
 COMPARED \_\_\_\_\_

Preparer Information: G. Stephen Walters, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731  
 Individual's Name Street Address City Phone



Address Tax Statement: Beverly A. Sanderson  
 709 E. South Street  
 Winterset, Iowa 50273

\$ 88,000.00

SPACE ABOVE THIS LINE  
FOR RECORDER

**WARRANTY DEED**

For the consideration of eighty-eight thousand and no/100  
 Dollar(s) and other valuable consideration,  
Charles L. Abel and Jennifer L. Abel, husband and wife,

do hereby Convey to  
Beverly A. Sanderson

the following described real estate in Madison County, Iowa:  
 Lot five (5) of Circle Heights Plat No. Two (2) Addition to the Town of Winterset, 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.

STATE OF IOWA,  
 ss: Madison COUNTY,  
 On this 21st day of August,  
 2000, before me, the undersigned, a Notary  
 Public in and for said State, personally appeared  
Charles L. Abel and Jennifer L. Abel,

Dated: August 21, 2000

Charles L. Abel  
 Charles L. Abel (Grantor)

Jennifer L. Abel  
 Jennifer L. Abel (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.

Phillip J. Clifton  
 PHILLIP J. CLIFTON  
 MY COMMISSION EXPIRES  
3/16/03  
 Notary Public

(This form of acknowledgment for individual grantor(s) only)