

IOWA REALTY CO.  
3501 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266

\$ 7,760<sup>00</sup>

REAL ESTATE TRANSFER
TAX PAID 14
STAMP #
\$ 12.00
Micki Utsler
RECORDER
1-16-01 Madison
DATE COUNTY

C FILED NO. 000145  
 BOOK 2001 PAGE 145  
 2001 JAN 16 AM 10:27  
 MICKI UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

PREPARED BY: Lisa Allen MIDLAND ESCROW, 3501 WESTOWN PKWY, WEST DES MOINES, IOWA 50266 515-453-6264

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements to: JOHN ANDRASKO, 6515 ORCHARD DRIVE, WEST DES MOINES IOWA 50266

REC \$ 5<sup>00</sup>  
 AUD \$ 5<sup>00</sup>  
 R.M.F. \$ 1<sup>00</sup>

### WARRANTY DEED

COMPUTER   
 RECORDED   
 COMPARED

**KNOW ALL MEN BY THESE PRESENTS:** In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTINE D. MADSEN, A SINGLE PERSON, hereby convey unto ROBERT TRAUSCH, A MARRIED PERSON, the following described real estate, situated in MADISON County, Iowa:

LOT FOURTEEN (14) OF WALNUT COVE ESTATE SUBDIVISION, PLAT NO. 2, LOCATED IN THE NORTHWEST QUARTER (1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTY SEVEN (77) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5<sup>TH</sup> P.M., MADISON COUNTY, IOWA.

***THIS DEED IS GIVEN IN PARTIAL FULFILLMENT OF A CERTAIN CONTRACT RECORDED IN BOOK 139, PAGE 615 OF THE MADISON COUNTY, IOWA RECORDS.***



DECLARATION OF VALUE = \$ 7,760

### SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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 1-9, 2001.

Christine D. Madsen  
 CHRISTINE D. MADSEN

STATE OF Iowa, MADISON COUNTY, SS:

On this 9<sup>TH</sup> day of JANUARY, A.D. 2001, before me, a Notary Public in and for the State of Iowa, personally appeared, CHRISTINE D. MADSEN, A SINGLE PERSON, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

Robert F. Waltz  
 Notary Public in and for Said State

