

COMPUTER   
RECORDED   
COMPARED \_\_\_\_\_  
FIRST REALTY  
3501 WESTOWN PKWY  
WEST DES MOINES, IOWA 50266

REAL ESTATE TRANSFER	
TAX PAID	22
STAMP #	
\$	154.40
Michelle Utsler	
RECORDER	
1-18-01	Madison
DATE	COUNTY

000172  
FILED NO. \_\_\_\_\_  
BOOK 2001 PAGE 172  
2001 JAN 18 AM 10:54  
MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

REC \$ 10.<sup>00</sup>  
AUD \$ 5.<sup>00</sup>  
R.M.F. \$ 1.<sup>00</sup>

PREPARED BY: S. STRAIT, MIDLAND ESCROW SERVICES, 3501 WESTOWN PKWY, WDM IOWA 50266 453-4681

SPACE ABOVE THIS LINE FOR RECORDER

LENDER TO COMPLETE: SEND TAX STATEMENT TO Arthur Simpson, 6870 NW 86th St., Johnston, IA 50257

\$96,900.<sup>00</sup>

### WARRANTY DEED

**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, JEFFREY LEE THOMSEN AND SHIRLEY THOMSEN, HUSBAND AND WIFE, hereby convey unto ARTHUR J. SIMPSON, A SINGLE PERSON, the following described real estate, situated in MADISON County, Iowa:

THE WEST HALF (1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20) TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE TWENTY SIX (26) WEST OF THE 5<sup>TH</sup> P.M., MADISON COUNTY, IOWA

#### 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 1-16, 2001.

By: Jeffrey Lee Thomsen  
JEFFREY LEE THOMSEN

By: Shirley Thomsen  
SHIRLEY THOMSEN

STATE OF IOWA

)SS.

COUNTY OF POLK

On this 16 day of Jan, A.D. 2001, before me, a Notary Public in and for said State personally appeared JEFFREY LEE THOMSEN, a married person, known to be the person named in and who executed the foregoing instrument, and acknowledge that HE executed the same as HIS voluntary act and deed.

Marvin Jensen  
Notary Public in and for Said State

My Commission 7-9-2003

STATE OF KS, Kearny COUNTY, SS:

On this 10 day of Jan, A.D. 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared SHIRLEY THOMSEN, SPOUSE OF JEFFREY LEE THOMSEN, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.



Jennifer Bemis  
Notary Public in and for said State