

REAL ESTATE TRANSFER
 TAX PAID 15
 STAMP #
\$ 82.40
Michelle Utzler
 RECORDER
3-5-04 Madison
 DATE COUNTY

REC \$ 5.00
 AUD \$ 5.00
 H.M.F. \$ 1.00

COMPUTER
 RECORDED
 COMPARED

FILED NO. 990
 BOOK 2004 PAGE 990
 2004 MAR -5 PM 3:02

MICHELLE UTZLER
 RECORDER
 MADISON COUNTY, IOWA

Return to:

✓ IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266 (wt) PH # (515) 453-6264

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Mail tax statements to:

David F. Avery, 3019 Shadow Creek, Des Moines, IA 50320

File #14306019

\$ 52,000.00/kx

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Mary Klingaman n/k/a Mary Schrunk and Dwayne Schrunk, wife and husband**, do hereby convey unto **David F. Avery and Diane M. Avery, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following-described real estate in **Madison County, Iowa**:

The Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section One (1) all in Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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:
 COUNTY OF Madison)

Dated: 3 March 2004

On this 3 day of March, 2004, before me the undersigned, a Notary Public in and for said State, personally appeared **Mary Schrunk and Dwayne Schrunk, wife and husband**, 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.

Mary E. Schrunk
 Mary Schrunk

Dwayne Schrunk
 Dwayne Schrunk

Steven R. Weeks
 Notary Public in and for the said State

