

REAL ESTATE TRANSFER  
TAX PAID 32  
STAMP #  
\$ 215.20  
Michele Utsler  
RECORDER  
1-27-04 Madison  
DATE COUNTY

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 5.00

COMPUTER   
RECORDED   
COMPARED

FILED NO. 398  
BOOK 2004 PAGE 398  
2004 JAN 27 PM 3:05

This instrument prepared by:  
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Return to:  
IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266

Mail tax statements to:  
Curtis A. Somerville, P.O. Box 488, New Castle, CA 95658

MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA  
(wt) PH # (515) 453-6264

File #14311004

\$ 135,000.<sup>00</sup>

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **J & E Enterprises, Inc.**, does hereby convey unto **Curtis A. Somerville and Helena H. Lam-Somerville, 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**:

**South 18 feet of Lot D and Lot E of the subdivision of the East 133 feet of Lot One (1) of the Depot Addition to the City of Winterset, Madison County, Iowa, and the South 78.31 feet of Lot 11 of the Depot Addition to the City of Winterset, Madison County, Iowa**

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

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 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: 1-26-04

On this 26 day of Jan, 2004,  
before me the undersigned, a Notary Public in  
and for said State, personally appeared  
E.E. Kephart, to me personally

J & E ENTERPRISES, INC. By:

known, and who being by me duly sworn, did  
say that that person is the Pres.

J & E Enterprises Inc

of said **J & E Enterprises, Inc.**, that no seal has  
been procured by the said corporation, and that  
said instrument was signed on behalf of said  
corporation by authority of its Board of Directors  
and the said

E.E. Kephart acknowledged the

execution of said instrument to be the voluntary  
act and deed of said corporation, by it voluntarily  
executed.

Steven R. Weeks  
Notary Public in and for the State of Iowa

