

REAL ESTATE TRANSFER  
TAX PAID 13

STAMP #  
\$ 227.20  
Michelle Utzler  
RECORDER  
2-11-04 Madison  
DATE COUNTY

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

COMPUTER   
RECORDED   
COMPARED

631  
FILED NO. \_\_\_\_\_  
BOOK 2004 PAGE 631  
(PAGE 631)  
2004 FEB 11 PM 2:38  
2:38 pm  
MICKI UTSLER  
RECORDER  
MADISON COUNTY IOWA

Preparer Information Jason Springer, 10506 Justin Drive, Urbandale, IA 50322, (515) 251-7134  
Individual's Name Street Address City Phone

Address Tax Statement: Eric Brooks, 2445 Carver Rd, Winterset, IA 50273

SPACE ABOVE THIS LINE  
FOR RECORDER



\$ 142,500.00

**WARRANTY DEED**

For the consideration of one  
Dollar(s) and other valuable consideration,  
Randall B Beck and Patricia A. Toscano n/k/a Patricia A. Beck, husband and wife,

do hereby Convey to  
Eric J. Brooks, a single person,

the following described real estate in Madison County, Iowa:

That portion Lot Two (2) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Fifteen (15), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying West and North of the centerline of the County Road as it now exists described as beginning at the Northwest Corner of said Southeast Quarter (1/4) of the Northeast Quarter (1/4), thence North 89°25' East, 1015.3 feet, thence South 23°13' West along the centerline of County Road 1269.0 feet, thence South 42°09' West along centerline of County Road 217.5 feet, thence South 89°54' West 369.1 feet, thence North 1317.8 feet to the point of beginning, containing 22.0034 acres including 1.4406 acres of county road right-of-way.

Subject to all easements, covenants, and restrictions 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 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 \_\_\_\_\_

Dated: 2-09-04

Polk COUNTY, ss:

On this 9 day of Feb, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Randall B. Beck and Patricia A. Toscano n/k/a Patricia A. Beck, husband and wife,

Randall B Beck  
Randall B Beck (Grantor)

Patricia A. Toscano n/k/a Patricia A. Beck  
Patricia A. Toscano n/k/a Patricia A. Beck (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.

\_\_\_\_\_  
(Grantor)

[Signature]  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
(Grantor)

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

