

REAL ESTATE TRANSFER
TAX PAID 35
STAMP #
183
Michelle Utzler
RECORDER
3-25-04 Madison
DATE COUNTY

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

FILED NO. 1265
BOOK 2004 PAGE 1265
2004 MAR 25 PM 12:30

COMPUTER
RECORDED
COMPARED

MICHI UTSLER
RECORDER
MADISON COUNTY, IOWA
515-834-2100

PREPARED BY: ROBERTA K JOURA, 2536-360TH, VAN METER, IA 50261

RETURN TO: GREGORY JOURA, 2303-105TH, VAN METER, IA 50261

SPACE ABOVE THIS LINE
FOR RECORDER



\$115,000⁰⁰

WARRANTY DEED

ONE

For the consideration of _____
Dollar(s) and other valuable consideration,
ARTHUR N JOURA AND ROBERTA K JOURA, HUSBAND AND WIFE,

do hereby Convey to GREGORY JOURA, A SINGLE PERSON,

the following described real estate in MADISON County, Iowa:

LOCATED IN SECTION FIVE (5), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M. , MADISON COUNTY, IOWA, 7.63 ACRES LOCATED IN THE SOUTHWEST/QUARTER OF THE NORTHWEST FRACTIONAL QUARTER AS SHOWN IN THE SURVEY OF PARCEL A RECORDED IN BOOK 2, PAGE 420 ON OCTOBER 29, 1993 IN THE MADISON COUNTY RECORDER'S OFFICE, EXCEPT THAT PART CONTAINING 25.44 ACRES AS SHOWN IN THE PARCEL A SURVEY REFERENCED ABOVE

THIS WARRANTY DEED ISSUED IN FULFILLMENT AND SATISFACTION OF A CERTAIN REAL ESTATE CONTRACT DATED JULY 24, 2001 AND FILED IN BOOK 2001 AT PAGE 5651 ON DECEMBER 17, 2001 AT MADISON COUNTY, IOWA

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: MARCH 3, 2004

POLK COUNTY, ss:

On this 3RD day of MARCH 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared ARTHUR N. JOURA AND ROBERTA K JOURA, HUSBAND AND WIFE,

Arthur N Joura
ARTHUR N JOURA (Grantor)
Roberta K Joura
ROBERTA K JOURA (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.

Sharon K. Needeels

(This form of acknowledgment is valid for _____)

