

Document 2004 1493

Book 2004 Page 1493 Type 03 01 Pages 1 Date 4/08/2004 Time 12:52 PM Rec Amt \$11.00 Aud Amt \$5.00 Tax \$328.80 Rev Transfer Rev Stamp# 11 DOV# 122

MICHELLE "MICK!" UTSLER, COUNTY RECORDER MADISON 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:

John B. Starmer, 2003 Woody Lane, Prole, IA 50211

File #8402014

8 206:000.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Dennis W. Woods, a single person, does hereby convey unto John B. Starmer and Sheila A. Starmer, 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, lowa:

Lot 7 in Woods Addition, located in the Northwest Quarter of the Northeast Quarter of Section 25, Township 76 North, Range 26 West of the 5th P.M., Madison County, lowa

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 SS: COUNTY OF Madison day of On this before me the undersigned, a Notary Public in Dennis W. Woods and for said State, personally appeared Dennis W. Woods, a single person, to me known to be the identical persons named in and who

> Iowa Notorial Seal Misty Soldwisch Commission Number 712002 My Commission Expires August 14, 2004

1185 Notary Public in and for the said State

executed the foregoing instrument and

their voluntary act and deed.

acknowledged that they executed the same as