

ENTITLED FOR RECORD
THIS 3 DAY OF June 04
Joan Deled
Debby Corplean
DEPUTY RECORDER

Document 2004 2570

Book 2004 Page 2570 Type 03 01 Pages 1
Date 6/03/2004 Time 11:46 AM
Rec Amt \$11.00 Aud Amt \$5.00
Rev Transfer Tax \$146.40
Rev Stamp# 118 DOV# 227

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 3501 Westown Pkwy., West Des Moines, IA 50266

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

(cc) PH # (515) 453-5724

Mail tax statements to:
Anne Marie Watts, 616 E. Buchanan St., Winterset, IA 50273

File #7405047

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

\$ 92,000.00

WARRANTY DEED

For the consideration of One (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Patrick Sargent and Amanda Sargent, husband and wife**, do hereby convey unto **Anne Marie Watts, a single person**, the following-described real estate in Madison County, Iowa:

Lot Two (2) in Block Four (4) of Railroad 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 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
COUNTY OF Polk



Dated: 06/01/04

On this 1st day of June, 2004, before me the undersigned, a Notary Public in and for said State, personally appeared **Patrick Sargent and Amanda Sargent, husband and wife**, 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.

Patrick Sargent
Patrick Sargent

Amanda Sargent
Amanda Sargent

Lynda Sargent
Notary Public in and for said State