*170694 REG PINN*

COMPUTER ✓
RECORDED ✓
COMPARED

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 – 73rd Street, Urbandale, Iowa 50322

✓ Return to:
IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266          (cam) PH # (515) 453-4214

Mail tax statements to:
Jean L. Walker, 710 East Court, Winterset, IA 50273          File #12404004

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$89,900.00

# WARRANTY DEED

For the consideration of One Dollar ($1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Clyde J. Klave and Rhonda L. Klave, husband and wife**, do hereby convey unto **Jean L. Walker, a single person**, the following-described real estate in Madison County, Iowa:

**Lot Three (3) in Block (7) in Laughridge and Cassiday's Addition to the Original Town 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.

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STATE OF Iowa )
) SS:
COUNTY OF Madison )

On this 24 day of April,
2004, before me the undersigned, a Notary
Public in and for said State, personally appeared
**Clyde J. Klave and Rhonda L. Klave,
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.

Mary C. Bartelson
Notary Public in and for said State

Dated: 4-24-04

Clyde J. Klave

Rhonda L. Klave

MARY C. BARTELSON
Commission Number 709934
My Comm. Exp. 5-14-07