

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

COMPUTER	_____
RECORDED	_____
COMPARED	_____

✓ Mail tax statements to:
Scot Clark, 2212 204th Court., Winterset, IA 50273

File #14312002

\$ 296,000.⁰⁰

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jerry L. Schwertfeger and Beth A. Schwertfeger, husband and wife**, do hereby convey unto **Scot Clark and Kimberlee Clark, 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, Iowa**:

See Attached Exhibit "A"

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)
) SS:
COUNTY OF MADISON)

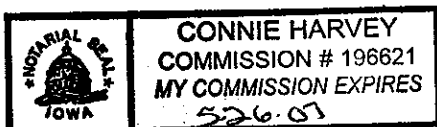
Dated: May 3, 2004

On this 3rd day of May, 2004, before me the undersigned, a Notary Public in and for said State, personally appeared **Jerry L. Schwertfeger and Beth A. Schwertfeger, 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.

Jerry L. Schwertfeger
Jerry L. Schwertfeger

Beth A. Schwertfeger
Beth A. Schwertfeger

Connie Harvey
Notary Public in and for the said State



Lot Twelve (12) of C & C Allen's Addition to the City of Winterset, Madison County, Iowa, and also an easement 50 feet wide for ingress and egress and the construction, maintenance and repair of a waterline located in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, said 50 foot wide easement lies 25 feet on either side of the following-described centerline: Commencing at the Northeast corner of said Section Thirty (30), thence South 00°00'00" 1203.67 feet to the Point of Beginning of the centerline of a 50 foot wide easement for ingress and egress, thence North 82°41'05" East 282.82 feet, thence North 52°04'00" East 271.00 feet, thence North 63°08'00" East 211.86 feet, thence South 40°02'30" East 27.65 feet to the end of said centerline of easement,