

Book 2004 Page 3297 Type 03 01 Pages 1  
Date 7/14/2004 Time 2:08 PM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$87.20  
Rev Stamp# 216 DOV# 327

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

ENTERED FOR TAXATION  
THIS 14 DAY OF July 2004  
*John W. Welch*  
*Dubby Gallean*

Prepared by: Joseph A. Nugent, Attorney at Law, 401 Grand Avenue, West Des Moines, Iowa 50265

Send Tax Statements to: Tom Vodraska, 3379-130th Street, Cumming, IA 50061-8522

\$55,000.00

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

### WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, **KELLY E. WAGNER**, a single person, do hereby Convey to **THOMAS R. VODRASKA and STELLA VODRASKA**, 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:

Parcel "D" in the southeast Quarter of the Southeast Quarter of Section 13, Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:

Commencing at the Southeast Corner of Section 13, Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, thence South 83° 11'20" West 365.02 feet along the South line of the Southeast Quarter of the Southeast Quarter of said Section 13 to the Point of Beginning; Thence North 00° 20'21" East 601.63 feet; thence South 83° 11'20" West 363.04 feet; thence South 00° 31'33" West 601.88 feet to a point on the South line of the Southeast Quarter of the Southeast Quarter of said Section 13; thence North 83° 11'20" East 365.02 feet to the Point of Beginning containing 4.989 acres including 0.277 acres of County road right-of-way

SUBJECT TO: all building and use restrictions, covenants and easements of record.

Grantor does hereby Covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that she has 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 grantor Covenants 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.

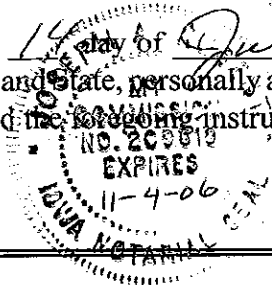
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this 14 day of July, 2004.

*Kelly E. Wagner*  
KELLY E. WAGNER

STATE OF IOWA )  
) ss.  
COUNTY OF POLK )

On this 14 day of July, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared **KELLY E. WAGNER**, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.



*Joseph A. Nugent*  
Notary Public in and for said County and State