

Book 2004 Page 2867 Type 03 01 Pages 1
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Rec Amt \$11.00 Aud Amt \$5.00
Rev Transfer Tax \$106.40
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MICHELLE "MICKI" UTLER, COUNTY RECORDER
MADISON IOWA

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

Jerrold B. Oliver ISBA # 04132

ENTERED FOR TAXATION
THIS 21 DAY OF June, 2004
Joan Uhlert
Debby Corkrum
DEPUTY RECORDER

COMPUTER
RECORDED
COMPARED

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name

Street Address

City

Phone



Address Tax Statement: Wildwood Estates
124 W. Jefferson Winterset IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER

67,000.00

WARRANTY DEED

For the consideration of Sixty-seven thousand
Dollar(s) and other valuable consideration,
David Lee Capps and Sheryl Rae Capps, husband and wife

do hereby Convey to
Wildwood Estates Corporation

the following described real estate in Madison County, Iowa:
Lot Seven (7) and Eight (8) in Block One (1) of Bowsby's Addition to the Town of Winterset, Madison County, Iowa.



Grantors do Hereby Covenant with grantees, and successors in interest, that 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 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.

STATE OF IOWA

Dated: June 18, 2004

MADISON COUNTY,

ss:

On this 18 day of June, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared David Lee Capps and Sheryl Rae Capps

David Lee Capps
DAVID LEE CAPPS (Grantor)

Sheryl Rae Capps
SHERYL RAE CAPPS (Grantor)

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.

Jerrold B. Oliver

Notary Public

(This form of acknowledgment for individual grantor(s) only)

JERROLD B. OLIVER
Commission Number 201442
My Commission Expires
August 26, 2006