RECORDED COMPARED Document 2004 3009

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Rev Transfer Tax \$66.40 Rev Stamp# 172 DOV# 281

MICHELLE "MICKI" UTSLER, COUNTY RECORDER

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

PH # (515) 278-0623

Return to:

ESCROW PROFESSIONAL COMPANY, 1401 - 50th Street, Suite 105, West Des Moines, Iowa 50266

Mail tax statements to:

DAVID JOHN, 2510 30TH, DES MOINES, IOWA 50310

File #0430192

41,800.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Stephanie Lynn Evans, a single person, does hereby convey unto David John, a single person, the following-described real estate:

Lot Eleven (11) of EVANS RURAL ESTATES SUB-DISTRICT, being a part of the Northeast Quarter (1/4) of Section Twenty-five (25), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., 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 SS: COUNTY OF POLK

On this 28th day of June before me the undersigned, a Notary Public in and for said State, personally appeared Stephanie Lynn Evans, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

Beth Kodis 7 lary Notary Public in and for the State of Iowa

MARY BETH KODIS COMMISSION NO. 172558 MY COMMISSION EXPIRES JANUARY 5, 2006

Dated: <u>Ole 28 04</u>, 2004