

ENTERED FOR TAXATION
THIS 1 DAY OF July 2004
Joan Blondell Wiese
Debbie Carlson
DEPUTY RECORDER

Document 2004 3072
Book 2004 Page 3072 Type 03 01 Pages 1
Date 7/01/2004 Time 1:42 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$134.40
Rev Stamp# 180 DOV# 290
MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

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

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

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Return to:
IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266

(wt) PH # (515) 453-6264

Mail tax statements to:
Beau D. Crookes, 115 W. Filmore, Winterset, IA 50273

File #14405016

\$84,500.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Rodney M. Wiese, by and through Joan Blondell Wiese, as attorney-in-fact and Joan B. Wiese, husband and wife**, does hereby convey unto **Beau D. Crookes, a single person**, the following-described real estate in Madison County, Iowa:

Lot Six (6) in Block Five (5) of Pitzer & Knight's Addition to the 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.

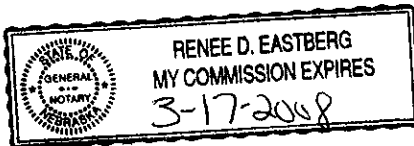
STATE OF IOWA)
) SS:
COUNTY OF Madison)

Dated: 06-25-2004

On this 25th day of June, 2004, before me the undersigned, a Notary Public in and for said State, personally appeared **Rodney M. Wiese, spouse of Joan B. Wiese by and through Joan Blondell Wiese, as attorney in fact**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that Joan Blondell Wiese, as attorney-in-fact for the Grantor, executed the instrument as the voluntary act and deed of Grantor and of the attorney-in-fact.

Rodney M. Wiese by Joan B. Wiese
By: Joan Blondell Wiese POA
As attorney-in-fact Book 2004 Page 2927

Renee D. Eastberg
Notary Public in and for the State of Iowa
STATE OF Nebraska)



Dated: 06-25-2004

COUNTY OF Dodge) SS:

On this 25th day of June, 2004, before me the undersigned, a Notary Public in and for said State, personally appeared **Joan B. Wiese, spouse of Rodney M. Wiese**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

Joan B. Wiese
Joan B. Wiese

Renee D. Eastberg
Notary Public in and for the said State

