

ENTERED FOR TAXATION  
THIS 1 DAY OF Sept 2004  
Jan Utsler  
Debbie Corkran  
DEPUTY RECORDER

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

PH # (515) 278-0623

Return to:  
ESCROW PROFESSIONAL COMPANY, 1401 - 50<sup>th</sup> Street, Suite 105, West Des Moines, Iowa 50266

Mail tax statements to:  
CORY & JENNIFER SPRINGER, 708 S. 3<sup>rd</sup> Street, Winterset, Iowa 50273

COMPUTER   
RECORDED   
COMPARED

File #0430269

\$109,900.00

# WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Earl D. Capps and Sharon K. Capps, husband and wife**, do hereby convey unto **Cory Springer and Jennifer Springer, husband and wife**, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following-described real estate:

**Lots Four (4) and Five (5) in Block Four (4) of KIRKWOOD'S ADDITION to the Town of WINTERSET, Madison County, Iowa**

Locally known as 708 S. 3<sup>rd</sup> Street, Winterset, 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: 8/29, 2004

COUNTY OF Madison )

SS:

On this 29 day of August, 2004, before me the undersigned, a Notary Public in and for said State, personally appeared **Earl D. Capps and Sharon K. Capps, 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.

Earl D. Capps  
Earl D. Capps

Sharon K. Capps  
Sharon K. Capps

Betsy Haas-Reineck  
Notary Public in and for the State of Iowa

