

ENTERED FOR TAX PURPOSES
THIS 15 DAY OF Oct 2004
Jan Welch
Debby Carlson

Preparer Information
MCA

Charles H. Fagen
Individual's Name

502 15th St., P.O. Box 250
Street Address

Dallas Center, IA 50063
City

(515) 992-3728
Phone

Address Tax Statement: Robert Trausch, 2225 Fairway Heights, Carroll, IA 51401

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

COMPUTER RECORDED COMPARED

For the consideration of -one- Dollar(s) and other valuable consideration, I, CHRISTINE D. MADSEN, a widow not since remarried,

do hereby Convey to ROBERT TRAUSCH, a married person,

the following described real estate in MADISON County, Iowa:

Lot Two (2) of Walnut Cove Estates Subdivision, Plat No. 1, located in the Northwest Quarter (NW 1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.



This Deed is given in partial fulfillment of a certain Real Estate Contract recorded September 17, 1998, in Book 139, Page 615 in the Office of the Madison County Recorder.

Declaration of Value: \$ 20,000

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:

Dated: September 8, 2003

DALLAS COUNTY, On this 8th day of September, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared CHRISTINE D. MADSEN, a widow not since remarried,

Christine D. Madsen
CHRISTINE D. MADSEN (Grantor)

(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.

(Grantor)

Charles H. Fagen
Notary Public

(Grantor)

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

