DAY OF OC

## Document 2004 4908

Book 2004 Page 4908 Type 03 01 Pages 1 Date 10/19/2004 Time 11:40 AM Rec Amt \$7.00 Aud Amt \$5.00 Rev Transfer Tax \$165.60

Rev Stamp# 397 DOV# 497

MICHELLE "MICKI" UTSLER, COUNTY RECORDER MADISON IOWA

Return to:

IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266 (wt) PH # (515) 453-6264

This instrument prepared by:

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

Mail tax statements to:

Katrina Owens, 1936 Nature Trail, Winterset, IA 50273

COMPARED

File #14408024

\$ 104,000.00

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Timothy P. Knapp and Pamela K. Knapp, husband and wife, do hereby convey unto Katrina Owens, a single person, the following-described real estate in Madison County, lowa:

Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-seven (27), West of the 5th P.M., Madison County, lowa (as shown on the Plat of Survey filed July 26, 1995 in Book 2, Page 596), more particularly described as follows: Beginning at the Southwest corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-seven (27), West of the 5th P.M., Madison County, Iowa; thence along the West line of said Northeast Quarter (1/4) of the Northeast Quarter (1/4), North 00°09'33" East 821.21 feet; thence South 89°57'35" East 159.13 feet; thence South 00°09'33" West 821.21 feet to the South line of said Northeast Quarter (1/4) of the Northeast Quarter (1/4); thence, along said South line, North 89°57'35" West 159.13 feet to the Point of Beginning. Said Parcel "A" contains 3.000 acres, including 0.093 acres of county road right of way.

## 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 Toway ) SS:	Dated: 9/27/04
COUNTY OF Ringgord ) SS:	
On this 27 day of Sentember, 2004,	Tinthy P. Hayp
before me the undersigned, a Notary Public in	Timothy P. Knapp
and for said State, personally appeared	
Timothy P. Knapp and Pamela K. Knapp, husband and wife, to me known to be the	$\sim$
identical persons named in and who executed	() $()$ $()$ $()$
the foregoing instrument and acknowledged that	tamela L brown
they executed the same as their voluntary act	Pamela K. Knapp
and deed.	• •
lan Tea & Haveman	SAL JEHNSFER K. HAVEMAN
Notary Public in and for the said State	My Commission Expires