COMPARED.

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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:

Gina K. Bodenhamer, P.O. Box 31, Adel, IA 50003

File #14409022

*26,500

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Everett G. Miller, Jr. and Marcia K. Miller, husband and wife, do hereby convey unto Gina K. Bodenhamer, a single person, the following-described real estate in Madison County, lowa:

Parcel "J", a part of Parcel "G" in the Southwest Quarter of the Southwest Quarter of Section 11, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of Section 11, Township 76 North, Range 27 West of the 5th P.M., Madison County, lowa, thence North 00°03'15" East 117.68 feet along the West line of the Southwest Quarter of said Section 11 to the Point of Beginning; thence North 00°03'15" East 241.50 feet along the West line of the Southwest Quarter of said Section 11 to the Northwest Corner of existing Parcel "G"; thence North 89°40'18" East 1319.26 feet to the Northeast Corner of existing Parcel "G" which is a point on the East line of the Southwest Quarter of the Southwest Quarter of said Section 11; thence South 00°04'37" West 241.50 feet along said East Line: thence South 89°40'18" West 1319.16 feet to the Point of Beginning containing 7.314 acres including 0.075 acres of County Road right of way

Restrictions:

No hogs shall be kept or maintained on the real estate described above. Any residence constructed on the above described real estate shall contain a minimum of 1500 square feet of finished living area, not including the area of any attached garage.

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 Lowe)	SS:
COUNTY OF Modion)	33 .

On this 18 day of November, 2004, before me the undersigned, a Notary Public in and for said State, personally appeared Everett G. Miller, Jr. and Marcia K. Miller, 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.

Everett G. Miller,

Marcia K. Mill

Marcia K. Miller

-R Mucho Notary Public in and for the said State

