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Book 2004 Page 6045 Type 03 01 Pages 1 Date 12/21/2004 Time 1:33 PM Date 12/21/2004 Time 1:33 F Rec Amt \$7.00 Aud Amt \$5.00 Rev Transfer Tax \$479.20

Rev Stamp# 528 DOV# 621

MICHELLE "MICKI" UTSLER, COUNTY RECORDER MADISON IOWA

MCA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 3501 Westown Pkwy., West Des Moines, IA 50266

COMPUTER RECORDED. COMPARED.

✓IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266

(cc) PH # (515) 453-5724

Mail tax statements to:

Scott D. and Dawn R. Holt, 3381 140th St., Cumming, IA 50061

File #7412005

\$ 300,000.00

WARRANTY DEED

For the consideration of One (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, William David Ward and Stacie Ward, husband and wife, and W. David Ward and Diane M. Ward, husband and wife, do hereby convey unto Scott D. Holt and Dawn R. Holt, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the followingdescribed real estate in Madison County, lowa:

Lot 13 of Evans Rural Estates, Plat 2, a subdivision of the South Half (1/2) of the Southeast Quarter (1/4) of Section 24, in Township 77 North, Range 26 West of the 5th P.M., 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 Towa)	Dated: (2-16-04
COUNTY OF POLK) SS:	11 Time Out of hours
On this 16th day of December 20 & 4, before me the undersigned, a Notary	William David Ward
Public in and for said State, personally appeared William David Ward and Stacie Ward,	JAM I
husband and wife, and W. David Ward and Diane M. Ward, husband and wife, to me	Stacle Ward
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.	as madel
CO D.A.	W. David Ward
Notary Public in and for said State	Deme m Wand
LOUIS VAN DAELE Commission Number 731214 My Commission Expires October 25, 2007	Diane M. Ward