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Book 2005 Page 393 Type 03 01 Pages 1 Date 1/31/2005 Time 3:48 PM Rec Amt \$7.00 Aud Amt \$5.00 Rev Transfer Tax \$168.80 Rev Stamp# 41 DOV# 41

Rev Stamp# 41

MICHELLE "MICKI" UTSLER, COUNTY RECORDER MADISON IOWA

COMPUTER_

KBCORDED. COMPARED.

Return to:

IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266 (wn) 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:

Virginia L. Jones, 906 6th Ave., Winterset, IA 50273

File #14501011

\$ 106,000.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Jeanne E. Kuentzel single person, does hereby convey unto Virginia L. Jones, a married person, the followingdescribed real estate in Madison County, Iowa:

Parcel 5A of Fieldstone Addition to the City of Winterset, Madison County, lowa, and an undivided 1/22nd interest in the common areas and facilities of Fieldstone Townhouses as shown in the Declaration of Covenants, Conditions and Restrictions of Fieldstone Townhouses recorded in Town Lot Deed Record 59, Page 634 of the Recorder's Office of 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 Jowa SS COUNTY OF Winneson

On this 20 day of January before me the undersigned, a Notary Public in and for said State, personally appeared Jeanne E. Kuentzel, a single person, 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.

(out) Notary Public in and for the said State

leanne E. Kuentze

Maria Miller EE SHERYLEE GASPER