

ENTERED FOR TAXATION
THIS 10 DAY OF Feb 2005
Debbie Cochran
DEPUTY RECORDER

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED
Phone _____

Preparer Information *MCA* John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912
Individual's Name Street Address City



Address Tax Statement: Mist June Holtry
3091 Millstreet Avenue, Peru, Iowa 50222

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Relinquishment of Title
Dollar(s) and other valuable consideration,
Michael J. Holtry, Jr., a single person

do hereby Convey to
Misty June Holtry

the following described real estate in Madison County County, Iowa:

Commencing at a point 7 rods North of the SE corner of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; and running thence West 14 rods; thence North 33 rods; thence West 12 rods; thence North 40 rods to the North line of said 40-acre tract; thence East 26 rods to the Northeast corner thereof; thence South to the point of beginning, containing 9.5 acres, more or less



This instrument is to remove a cloud on title to real estate with the actual consideration less than \$500.00 and is exempt from transfer tax under Iowa Code Section 428A.(21).

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

Dated: February 10, 2005

MADISON COUNTY, ss:

On this 10th day of February, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael J. Holtry, Jr., a single person

Michael J. Holtry Jr
Michael J. Holtry, Jr. (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)

Steve D. Warrington

Notary Public

(Grantor)

(This form of acknowledgment is valid only if signed by the Notary Public.)

