

ENTERED FOR TAXATION
THIS 15 DAY OF Feb 2005
Debbie Corkeum
DEPUTY RECORDER

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Return to:
FIRST REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266 (SAS) PH # (515) 453-4681

Mail tax statements to:
BRUCE E. PETERSON, 320 N W 7TH ST., EARLHAM, IOWA 50072

MCA

\$ 190,000.00

COMPUTER
RECORDED
COMPALED

File #151407015

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **JAMIE W. ROYSTER AND JOLENE A. ROYSTER, husband and wife**, do hereby convey unto **BRUCE E. PETERSON AND COLLEEN M. PETERSON, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following-described real estate in MADISON County, Iowa:

LOT 10 OF WILLIAMSON ADDITION PLAT 1 TO THE CITY OF EARLHAM, 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 IOWA)
) SS:
COUNTY OF Polk)

Dated: 2/15/05

On this 5 day of February, 2005, before me the undersigned, a Notary Public in and for said State, personally appeared **JAMIE W. ROYSTER AND JOLENE A. ROYSTER, 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.

Jamie W. Royster

JAMIE W. ROYSTER

Jolene A. Royster

JOLENE A. ROYSTER

Jean Myers

Notary Public in and for the State of Iowa

