

RECORDED FOR COUNTY OF WARREN  
DATE 25 DAY OF Feb 2005  
Jean Welch  
Debbie Cookman  
DEPUTY RECORDER

Document 2005 821

Book 2005 Page 821 Type 03 01 Pages 1  
Date 2/25/2005 Time 1:34 PM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$135.20  
Rev Stamp# 83 DOV# 86

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 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Mail tax statements to:  
Jack A. Gyles, 3321 Highway 92, Prole, IA 50160

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

File #8411021

MCA

\$ 85,000.00

### WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Josette Theresa Carroll, a single person**, does hereby convey unto **Jack A. Gyles and LaCinda S. Gyles, 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**:

**A tract of land described as follows, to-wit; Commencing at the Southwest corner of Section Twenty-five (25), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, thence North 0°59'13" East 973.04 feet, thence North 51°52'21" East 551.14 feet to the point of beginning (said point being on the North line of Iowa Highway #92), thence North 38°07'39" West 290.40 feet, thence North 51°52'21" East 203.84 feet, thence South 56°26'55" East 305.91 feet to the North line of Iowa Highway #92, thence South 51°52'21" West 300 feet to the point of beginning, containing 1.68 acres more or less**

MCA

#### 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 )  
COUNTY OF Warren ) SS:

Dated: 2/18/05

On this 18 day of February, 2005, before me the undersigned, a Notary Public in and for said State, personally appeared **Josette Theresa Carroll, 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.

Josette Theresa Carroll  
**Josette Theresa Carroll**

Conny Sheil  
Notary Public in and for the said State

Iowa Notarial Seal  
Conny Sheil  
Commission Number 704430  
My Commission Expires August 3, 2006