

3
ENTRUSTED FOR TAXATION
THE 29th DAY OF *March* 2005
Jan Welch
Bobby Carlson

Document 2005 1333

Book 2005 Page 1333 Type 03 01 Pages 2
Date 3/29/2005 Time 2:01 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$48.00
Rev Stamp# 134 DOV# 135

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

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



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

William E. Bump
111 NW 2nd Street, Box 366
Stuart, IA 50250
Phone: (515) 523-2843

Taxpayer Information: (Name and complete address)

Gregory A. Powers
344 SE Marion
Des Moines, Iowa 50315

Return Document To: (Name and complete address)

William E. Bump
111 NW 2nd Street, Box 366
Stuart, Iowa 50250

Grantors:

Barbara G. Kalbach
James D. Kalbach

Grantees:

Gregory A. Powers

Legal description: See Page 2

Document or instrument number of previously recorded documents:



\$30,225⁰⁰

WARRANTY DEED

For the consideration of One
Dollar(s) and other valuable consideration,
Barbara G. Kalbach and James D. Kalbach, wife and husband

do hereby Convey to
Gregory A. Powers, single

the following described real estate in Madison County, Iowa:
An undivided one-fourth interest in and to the following: Parcel "B"-a part of Parcel "A" in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, pursuant to a Plat of Survey filed February 28, 2005 in Book 2005 at Page 835, subject to easements, covenants and restrictions of record.

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
COUNTY OF Guthrie

Dated: 3/18/05

This instrument was acknowledged before me on March 18, 05 by Barbara G. Kalbach and James D. Kalbach, wife and husband

Barbara Kalbach
Barbara G. Kalbach (Grantor)

James D. Kalbach
James D. Kalbach (Grantor)

Autumn Dean Notary Public



(Grantor)

(Grantor)

(This form of acknowledgment for individual grantor(s) only)