

Book 2005 Page 1370 Type 03 01 Pages 1
Date 3/31/2005 Time 1:03 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$31.20
Rev Stamp# 139

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 31 DAY OF Mar 2005
Debbie Coakley
DEPUTY RECORDER

COMPUTER
RECORDED
COMPARED

Preparer
Information
MCA

Charles H. Fagen
Individual's Name

502 15th St., P.O. Box 250
Street Address

Dallas Center, IA 50063
City

(515) 992-3728
Phone

Address Tax Statement: Robert Trausch, 2225 Fairway Heights, Carroll, IA
51401

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of -one-
Dollar(s) and other valuable consideration,
I, CHRISTINE D. MADSEN, a widow not since remarried,

do hereby Convey to
ROBERT TRAUSCH, a married person,

the following described real estate in MADISON County, Iowa:

Lot Thirteen (13) of Walnut Cove Estates Subdivision, Plat No. 2, located in the Northwest Quarter (NW 1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.



This Deed is given in partial fulfillment of a certain Real Estate Contract recorded September 17, 1998, in Book 139 Page 615 in the Office of the Madison County Recorder.

Declaration of Value: \$ 20,000

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: September 8, 2003

ss:

DALLAS COUNTY,

On this 8th day of September,
2003, before me, the undersigned, a Notary
Public in and for said State, personally appeared
CHRISTINE D. MADSEN,
a widow not since remarried,

Christine D. Madsen
CHRISTINE D. MADSEN (Grantor)

(Grantor)

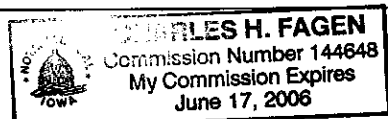
to me known to be the identical persons named in
and who executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed.

(Grantor)

Charles H. Fagen

Notary Public

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



(Grantor)