THIS 11 DAY OF 4 2005

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Lebby Corkien

 Document 2005 1545

Book 2005 Page 1545 Type 03 001 Pages 1 Date 4/11/2005 Time 12:34 PM Rec Amt \$7.00 Aud Amt \$5.00 Rev Transfer Tax \$466.40 Rev Stamp# 150 DOV# 150

MICHELLE "MICKI" UTSLER, COUNTY RECORDER MADISON IOWA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 – 73rd Street, Urbandale, Iowa 50322

PH# (515) 278-0623

Return to:

ESCROW PROFESSIONAL COMPANY, 1401 - 50th Street, Suite 105, West Des Moines, Iowa 50266

Mail tax statements to:

MARK & ANN DUNAHOO, 1403 Willow Court, Cumming, Iowa 50061

File #0510090MFW (lmb)

VmcA \$ 292.000.00

Wy Commission Expires

Commission Number 728173

MICHELE H ROBINETTE

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Edward J. Eustice and Christine M. Eustice, husband and wife, do hereby convey unto Mark A. Dunahoo and Ann M. Dunahoo, husband and wife, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following-described real estate:

Lot Three (3) of WALNUT COVE ESTATES SUBDIVISION, PLAT NO. 1, located in the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, lowa

Locally known as 1403 Willow Court, Cumming, Iowa.

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: 3 - 25 - 05
county of <u>Madison</u>) ss:	
On this day of Man , 2005, before me the undersigned, a Notary Public in and for said State, personally appeared Edward	Edward J. Eustice
J. Eustice and Christine M. Eustice, 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.	Christine M. Eustice
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