

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

FILED NO. **001667**
BOOK **2001** PAGE **1667**
2001 APR 27 AM 10:16

**IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266**

COMPUTER
RECORDED
COMPARED _____

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: W. Thomas MIDLAND ESCROW, 3501 WESTOWN PKWY, WEST DES MOINES, IOWA 50266 515-453-6264

SPACE ABOVE THIS LINE FOR RECORDER

✓ Address Tax Statements to: Zachary Sweeney, 717 S. 4th Ave., Winterset, IA 50273

\$94,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENT J. POWELL AND BRENDA POWELL, HUSBAND AND WIFE A/K/A KENTON J. POWELL AND BRENDA M. POWELL, HUSBAND AND WIFE**, hereby convey unto **ZACHARY SWEENEY, A SINGLE PERSON AND BILLIE SMITH, A SINGLE PERSON, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, the following described real estate, situated in **MADISON** County, Iowa:

The North 60 feet of Lot Six (6) and the North 54 feet of Lot Seven (7) in Block Three (3) of Jenkin's Addition to the Town of Winterset, Madison County, Iowa



SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such real estate.

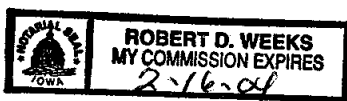
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated 4-25, 2001.

Kent J. Powell
Kent J. Powell
Brenda M. Powell
Brenda M. Powell

STATE OF Iowa, Madison COUNTY, SS:

On this 25 day of April, 2001, before me, a Notary Public in and for said State, personally appeared, **Kent J. Powell and Brenda Powell, Husband and Wife a/k/a Kenton J. Powell and Brenda M. Powell, Husband and Wife**, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.



[Signature]
Notary Public in and for Said State