

2.

REC \$ 5<sup>00</sup>  
AUD \$ 3<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

001780  
FILED NO. \_\_\_\_\_  
BOOK 2001 PAGE 1780  
2001 MAY -3 PM 2: 35

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: Patricia Carpenter, 2417 Harmon Ave., Winterset, IA 50273

### 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, **DOROTHY BOLTON AND HAROLD BOLTON, WIFE AND HUSBAND**, hereby convey unto **PATRICIA J. CARPENTER, A MARRIED PERSON**, the following described real estate, situated in **MADISON** County, Iowa:

The South Half (1/2) of the Northwest Quarter (1/4) of Section Seventeen (17), in Township Seventy-five (75) North, of Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa; **EXCEPT** all that part thereof lying east of the public highway in it's present location consisting of **10 acres, more or less.**



\*\* Exemption #11

#### 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.

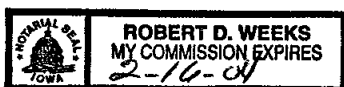
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated 4-16-01, 2001.

Dorothy Bolton  
Dorothy Bolton  
Harold D. Bolton  
Harold Bolton

STATE OF Iowa, Madison COUNTY, SS:

On this 16 day of April, 2001, before me, a Notary Public in and for said State, personally appeared, **Dorothy Bolton and Harold Bolton, Wife and Husband**, 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