



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

FILED NO. 002566
BOOK 2001 PAGE 2566
91 JUN 19 PM 3:24
MICKI UTZLER
RECORDER
MADISON COUNTY, IOWA

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

COMPUTER
RECORDED
COMPARED

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: Robert Trausch, P.O. Box 422, Carroll, IA 51401

\$ 6,000.00/xx

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, **CHRISTINE D. MADSEN, A SINGLE PERSON**, hereby convey unto **ROBERT TRAUSCH, A MARRIED PERSON**, the following described real estate, situated in **MADISON** County, Iowa:

Lot Seven (7) of Walnut Cove Estates Subdivision, Plat No. 1, located in the East Half (1/2) of 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, Iowa

THIS DEED IS GIVEN IN PARTIAL FULFILLMENT OF A CERTAIN CONTRACT RECORDED IN BOOK 139, PAGE 615, OF THE MADISON COUNTY, IOWA RECORDS.

DECLARATION OF VALUE \$ 6000

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 June 18, 2001.

Christine D. Madsen
Christine D. Madsen

STATE OF IA, MADISON COUNTY, SS:

On this 18th day of JUNE, 2001, before me, a Notary Public in and for said State, personally appeared, **Christine D. Madsen, a single person**, 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.

Robert F. Wolff
Notary Public in and for Said State

My Commission Expires
16 JULY 2007