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|--------------------------|--------|
| REAL ESTATE TRANSFER | |
| TAX PAID 45 | |
| STAMP # | |
| \$ 34.40 | |
| RECORDER Micki Utsler | |
| 8-24-01 Madison | |
| DATE | COUNTY |

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

COMPUTER ✓
 RECORDED ✓
 COMPARED _____

FILED NO. 003780
 BOOK 2001 PAGE 3780
 2001 AUG 24 PM 12:49

MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

This instrument prepared by and return to:

✓ BRETT I. ANDERSON, Attorney at Law, 520 - 35th St., Des Moines, Iowa 50312 Ph # (515) 255-4666

22,000.00/xx

WARRANTY DEED

For the consideration of One (\$1.00) and other valuable consideration, **Ruth I. Foster**, a single person, does hereby Convey unto **Mitchell A. McCoy**, a single person, the following-described real estate in Madison County, Iowa:

Lot Thirteen (13) of Lake View Rural Estates, a Subdivision of the Northeast Quarter (1/4) of Section Twenty-eight (28) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

This deed is given and accepted in complete fulfillment of the contract for the sale of the above-referenced property dated February 7, 1995 and filed for record March 2, 1995 in the office of the Recorder of Madison County, Iowa, in Deed Rec.134, Page 88.

Grantors to 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 relinquish 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: March 30, 1998

) SS:

COUNTY OF Madison

On this 30 day of March, 1998, before me the undersigned, a Notary Public in and for said State, personally appeared **Ruth I. Foster**, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

Ruth I. Foster
 Ruth I. Foster

Deborah Ann Commins
 Notary Public in and for the State of Iowa
 my Commission Expires March 31, 2001