



FILED NO. 003781
BOOK 2001 PAGE 3781
2001 AUG 24 PM 12:53
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00
COMPUTER [checked]
RECORDED [checked]
COMPARED

Return to: Coldwell Banker Mid-America Group Realtors ATTN: Closing Dept. 515-224-8798
Preparer: 4800 Westown Parkway Suite 110 West Des Moines, IA 50266
Address Tax Statement: Daniel J. Jones RR HWY G4R Winterset, IA 50273

011217 \$24,000.00 WARRANTY DEED

For the consideration of One Dollar (\$1.00) Dollar(s) and other valuable consideration, Dawn M. Grooters, f/k/a: Dawn M. McCoy, a single person, does hereby convey to Daniel J. Jones, a single person and Misty M. Boles, 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., subject to and together with any and all easements, covenants and restrictions of record

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 ss:
Polk COUNTY,

Dated: May 5, 2001

On this 5th day of May,

[Signature of Dawn M. Grooters]

Dawn M. Grooters
F/K/A:
Dawn M. McCoy

2001 before me, the undersigned, a Notary Public in and for said State, personally appeared Dawn M. Grooters, f/k/a: Dawn M. McCoy, a single person, 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.

[Signature of Linda J. Hansen]
Notary Public

My Commission expires: 9-27-2003

