

REAL ESTATE TRANSFER TAX PAID 14
STAMP #
\$ 197.60
Michelle Utaler
RECORDER
9-12-01 Madison
DATE COUNTY

FILED NO. **004095**
 BOOK 2001 PAGE 4095
 2001 SEP 12 PM 1:51

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

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

COMPUTER
 RECORDED
 COMPARED

NICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

PREPARED BY: D. Cornelison, Esq, Iowa Realty, 3501 WESTOWN PKWY, WEST DES MOINES, IOWA 50266 515-453-6264/wt

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements to: Michael Fletcher, 309 E. Green, Winterset, IA 50273

\$ 124,000.00

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, **Betsy K. Ferris f/k/a Betsy K. Rieks, A Single Person**, hereby convey unto **Michael Fletcher, A Single Person**, the following described real estate, situated in **Madison County, Iowa**:

The East 52 feet of Lot Six (6) and the West 14 Feet of Lot Seven (7) in Block One (1) of the Original 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 September 6, 2001.

Betsy K. Ferris
 Betsy K. Ferris

STATE OF Iowa, Madison COUNTY, SS:

On this 6 day of Sept, 2001, before me, a Notary Public in and for said State, personally appeared, **Betsy K. Ferris f/k/a Betsy K. Rieks, 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 D. WEEKS**
 MY COMMISSION EXPIRES
2-16-04

Robert D. Weeks
 Notary Public in and for Said State