

005093

FILED NO. 005093
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2001 NOV 13 PM 12: 31

REAL ESTATE TRANSFER	
TAX PAID	
STAMP #	
\$ <u>39.20</u>	
<u>Micki Utsler</u>	
RECORDER	
11-13-01	<u>Madison</u>
DATE	COUNTY

REC \$ 5.00 COMPUTER
 AUD \$ 5.00 RECORDED
 R.M.F. \$ 1.00 C COMPARED

\$ 25,000.00/kx

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: FRED ANDERSON 1200 VALLEY WEST DR WDM 50266-1908



ADDRESS TAX STATEMENT SPECIAL STE 700
 ERgent SPECIALISTS PC. 226-4844
 101 E MAIN ST CHARLES IA 50240

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Edward L. Miles

do hereby Convey to ERgent Specialists, P.C.

the following described real estate in Madison County, Iowa:

North 47 feet of Lot 5, Original Northeast Addition to the Town of St. Charles, Madison County, Iowa.

The South 85 feet of Lot Five (5) in the Northeast Section of the Original Town of St. Charles, Madison County, Iowa.

This Special Warranty Deed is given in satisfaction of a Real Estate Contract between the parties hereto for the subject real estate dated July 16, 1997. Warranties herein executed only to date of said real estate contract.

Value of personal property - \$65,000.00
 Value of Real Property - \$25,000.00
 tot - \$90,000.00

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 acknowledgement 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: OCTOBER 5, 2001

On this 1st day of OCTOBER, before me, the undersigned, a Notary Public in and for said State, personally appeared
EDWARD L. MILES
LINDA MILES

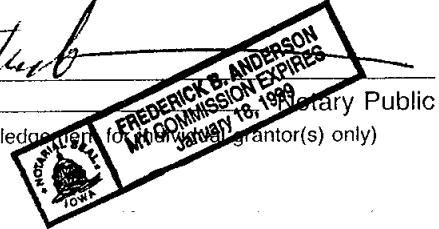
Edward L. Miles (Grantor)
Linda S. Miles (Grantor)
 Linda Miles, Seller's Spouse (Grantor)

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.



Catherine A. Weltha (Grantor)

(This form of acknowledgment is valid for the State of Iowa only)



10/5-2001
Catherine A. Weltha
Notary