

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

REAL ESTATE TRANSFER	
TAX PAID <u>5</u>	
STAMP #	
\$ <u>152.00</u>	
<u>Michelle Utsler</u>	
RECORDER	
<u>1-4-02</u>	<u>Madison</u>
DATE	COUNTY

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.20

FILED NO. 000054  
BOOK 2002 PAGE 54  
2002 JAN -4 PM 2:41

COMPUTER X  
RECORDED X  
COMPARED \_\_\_\_\_

MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

PREPARED BY: Stacie L. Lett, Attorney at Law, 3501 Westown Parkway, West Des Moines, IA 50266 515-453-6264/wt

Address Tax Statements to: Stuart Hoven, 503 . 2<sup>nd</sup> Ave., Winterset, IA 50273

SPACE ABOVE THIS LINE FOR RECORDER

\$ 95,500. <sup>00</sup>/<sub>100</sub>

### 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, **Steven Allen Montross and Natalie Montross, Husband and Wife**, hereby convey unto **Stuart Hoven and Collette Hoven, Husband and Wife, As Joint Tenants With Full Rights of Survivorship and Not As Tenants in Common** the following described real estate, situated in **Madison County, Iowa**:

**Lot Four (4) in Block One (1) of Bowlsby's Addition to the Town of Winterset in 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 1-3, 2002

Steven Allen Montross

Steven Allen Montross

Natalie Montross

Natalie Montross

STATE OF Iowa, Madison COUNTY, SS:

On this 3 day of Jan, 2002 before me, a Notary Public in and for said State, personally appeared, **Steven Allen Montross and Natalie Montross, Husband and Wife**, 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  
Notary Public in and for Said State

