

REAL ESTATE TRANSFER  
TAX PAID 29  
STAMP #  
\$ 218.40  
*Michelle Utsler*  
RECORDER  
4-15-02 *Madison*  
DATE COUNTY

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

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

001770

FILED NO. \_\_\_\_\_  
BOOK 2002 PAGE 1770  
2002 APR 15 PM 3:05  
(3:05 pm)  
MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912  
Individual's Name Street Address City



Address Tax Statement:  Betty M. Niblo  
318 N. 3rd Avenue, Winterset, IA 50273

SPACE ABOVE THIS LINE FOR RECORDER

### WARRANTY DEED

For the consideration of ONE HUNDRED THIRTY-SEVEN THOUSAND AND NO/100-----  
Dollar(s) and other valuable consideration,  
STEVEN CARL SAWYERS and AMY SAWYERS, Husband and Wife,

do hereby Convey to  
BETTY M. NIBLO

the following described real estate in Madison County, Iowa:

Parcel "B" and an undivided one-half (1/2) interest in the common areas and facilities of the North Street Townhouse Association as shown in the Townhouse Declaration dated and filed in the Madison County Recorder's Office on May 18, 2001, in Book 2001 at Page 2018

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

Dated: April 5, 2002

MADISON COUNTY,

ss:

On this 5th day of April,  
2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Steven Carl Sawyers and Amy Sawyers

Steven Carl Sawyers  
Steven Carl Sawyers (Grantor)

Amy Sawyers  
Amy Sawyers (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.

(Grantor)

Judy Allen  
Judy Allen

Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

