

REAL ESTATE TRANSFER  
 TAX PAID 38  
 STAMP #  
 \$ 30.40  
 Michelle Utsler  
 RECORDER  
 3-29-02 Madison  
 DATE COUNTY

REC \$ 5<sup>00</sup>  
 AUD \$ 5<sup>00</sup>  
 R.M.F. \$ 1<sup>00</sup>

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 COMPARED

FILED NO. 001467  
 BOOK 2002 PAGE 1467  
 2002 MAR 29 AM 11:26

MICKI UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

This instrument prepared by:  
 ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322 PH # (515) 278-0623 Y. IOWA

Return to:  
 ESCROW PROFESSIONAL COMPANY, 1401 - 50<sup>th</sup> Street • Suite 105, West Des Moines, Iowa 50266

Mail tax statements to:  
 EVERETT WOLFE, Ronald Seaton, 2086 Lacelle Rd, Osceola, IA 50213

\$19,500.00

**WARRANTY DEED**

For the consideration of One (\$1.00) and other valuable consideration, **Everett Wolfe, a single person**, does hereby convey unto **Ronald Seaton and L. Marie Davis, husband and wife**, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following-described real estate in Madison County, Iowa:

**Lot Eight (8) of KEPHART'S ADDITION TO ST. CHARLES, a Subdivision in Madison County, Iowa**



Grantors to 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 relinquish 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:  
 COUNTY OF POLK )

Dated: March 26, 2002

On this 26 day of March, 2002, before me the undersigned, a Notary Public in and for said State, personally appeared **Everett Wolfe, a single person**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

Everett S. Wolfe  
 Everett Wolfe

Betsy Haas Reinck  
 Notary Public in and for the State of Iowa

