

REAL ESTATE TRANSFER	
TAX PAID <u>47</u>	
STAMP #	
\$ <u>543.20</u>	
<u>Michelle Utsler</u>	
RECORDER	<u>Madison</u>
DATE	<u>5-21-02</u>
(COUNTY)	

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

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

FILED NO. 002439  
 BOOK 2002 PAGE 2439  
 2002 MAY 21 AM 11:31

NICKI UTSLER  
 RECORDER

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

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

Mail tax statements to:  
 ELAINE F. BARRY, 1935 Upland Trail, Prole, Iowa - 50229

#022112 339,900.00

## WARRANTY DEED

For the consideration of One (\$1.00) and other valuable consideration, **Joseph D. Simpson and Vickie L. Simpson, husband and wife**, do hereby convey unto **Elaine F. Barry, a single person**, the following-described real estate in Madison County, Iowa:

**The Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-Six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa**



**And all of Grantors' right, title and interest in and to the nonexclusive access easement created in the Warranty Deed filed November 21, 1995, in Deed Record 135, Page 265 of the Madison County records.**

Locally known as 1935 Upland Trail, Prole, Iowa.

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 )  
 ) SS:  
 COUNTY OF Polk )

Dated: May 13, 2002

On this 13 day of May, 2002, before me the undersigned, a Notary Public in and for said State, personally appeared **Joseph D. Simpson and Vickie L. Simpson, husband and wife**, 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.

Joseph D. Simpson  
 Joseph D. Simpson

Vickie L. Simpson  
 Vickie L. Simpson

Rod Clarkson  
 Notary Public in and for the State of Iowa

