

**REAL ESTATE TRANSFER
TAX PAID 46**

STAMP # _____

\$ 269.60

Michelle Utzler

RECORDER
4-23-02 Madison

DATE COUNTY

REC \$ 5.15

AUD \$ 5.15

R.M.F. \$ 1.00

COMPUTER

RECORDED

COMPARED _____

FILED NO. **001926**

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2002 APR 23 PM 1:30

(1:30 PM)

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information James R. Maggert, 1111 E. Army Post Road, Suite 147, Des Moines, IA 50315, (515) 287-3629
 Individual's Name Street Address City Phone



Address Tax Statement: 3381 265th St
St Charles IA 50240

SPACE ABOVE THIS LINE
FOR RECORDER

\$169,000.00

WARRANTY DEED

For the consideration of One
Dollar(s) and other valuable consideration,
Glenn Alford Kyle and Heather Kyle, husband and wife

do hereby Convey to
Jennifer S. Dixon, a single person

the following described real estate in Madison County, Iowa:
The West Ten (10) Acres of the southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, 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,
Polk COUNTY, ss:
On this 20th day of April,
2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Glenn Alford Kyle and Heather Kyle, husband and wife

Dated: 04/20/02
Glenn Alford Kyle
Glenn Alford Kyle (Grantor)

Heather Kyle
Heather Kyle (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.

Mary B. Southard

Notary Public

(This form of acknowledgment is not valid unless the Notary Public's Commission Expires February 18, 2005)

