

REAL ESTATE TRANSFER
TAX PAID 17
STAMP #
\$ 183.20
Michelle Utzler
RECORDER
8-7-02 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. 003855

BOOK 2002 PAGE 3855

2002 AUG -7 PM 3:02

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

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

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Return to:
IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266

(wt) PH # (515) 453-6264

Mail tax statements to:
Steven P. Chopard, Jr., 3523 1st St., Winterset, IA 50273

File #14206010

\$ 114,900.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Myla J. Case f/k/a Myla J.**

VanWeelden and Jeffrey S. Case, wife and husband, do hereby convey unto

SC ^{Steven} **Stephen P. Chopard, Jr. A Single Person** and ^{Stacey SF} **Stacy Fraizer, A Single Person** as

Joint Tenants with full rights of survivorship and not as Tenants in Common, the following-described real estate in Madison County, Iowa:

A part of the Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4), except the east quarter thereof, of Section Nineteen (19), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa described as follows: Commencing at the Northwest Corner of the Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of said Section Nineteen (19), thence on an assumed bearing of South 89°49'16" East along the North line of said Northwest Fractional Quarter (1/4) 216.78 feet to the easterly right of way line of U.S. Highway #169 and the point of beginning, thence continuing South 89°49'16" East along said North line 898.28 feet thence South 00°02'37" West 315.43 feet thence North 87°07'00" West 896.15 feet to the easterly Right of Way line of said U.S. Highway #169, thence North 09°35'25" East along said easterly line 49.16 feet, thence North 02°51'23" West along said easterly line 224.96 feet to the point of beginning, said tract contains 6.03 acres more or less and is subject to any encumbrances of record



Locally known as 3512 1st St., Winterset, IA 50273

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 MADISON)

Dated: August 6th 2002

On this 6th day of August, 2002, before me the undersigned, a Notary Public in and for said State, personally appeared **Myla J. Case f/k/a Myla J. VanWeelden and Jeffrey S. Case, wife and husband**, 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.

Myla J. Case
Myla J. Case

Jeffrey S. Case
Jeffrey S. Case

Robert F. Waltz
Notary Public in and for the State of Iowa

