

REAL ESTATE TRANSFER
TAX PAID 25
STAMP #
\$ 199.20
Michelle Utsler
RECORDER
8-12-02 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

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

FILED NO. 003926
BOOK 2002 PAGE 3926
2002 AUG 12 PM 1:55

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

Mail tax statements to:
Brian A. Pressler, 1381 Warren Ave., Cumming, IA 50061

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA
(dv) PH # (515) 453-6211

File #6207075

\$ 125,000.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Bruce R. Van Gundy A/K/A Bruce Roger Van Gundy, a single person**, does hereby convey unto **Brian A. Pressler, a single person**, the following-described real estate in Madison County, Iowa:

Lot One (1) of Evans Rural Estates, Plat 2, a subdivision of the South Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.



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 POLK)

Dated: 8/6/02

On this 6th day of August, 20 02, before me the undersigned, a Notary Public in and for said State, personally appeared **Bruce R. Van Gundy a/k/a Bruce Roger Van Gundy, a single person**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

Bruce R. Van Gundy
Bruce R. Van Gundy

[Signature]
Notary Public in and for said State

