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REAL ESTATE TRANSFER	
TAX PAID 64	
STAMP #	
\$ 149.60	
Michelle Utsler	
RECORDER	
7-26-02	Madison
DATE	COUNTY

REC \$ 5<sup>00</sup>  
 AUD \$ 10<sup>00</sup>  
 R.M.F. \$ 1<sup>00</sup>

003658  
 FILED NO. \_\_\_\_\_  
 BOOK 2002 PAGE 3658  
 2002 JUL 26 PM 12:01

IOWA REALTY CO.  
 3501 WESTOWN PARKWAY  
 WEST DES MOINES, IA 50266

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

MICKI UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

PREPARED BY: Mark U. Abendroth, Abendroth & Russell, P.C., 3501 Westown Parkway, West Des Moines, IA 50266 515-453-6264/wt

File 14206006 SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements to: Chad Walker, 514 W. Carpenter, St. Charles, IA 50240

\$ 94,000.00/xx

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **M. Loraine McKay, A Single Person**, hereby convey unto **Chad Walker, A Single Person**, the following described real estate, situated in **Madison** County, Iowa:

**Lot Thirty-Four (34) in Kephart's Addition, Plat II (2) to the town of St. Charles, Madison County, Iowa**

**AND**

**Parcel "34L" in the Southeast Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5<sup>th</sup> P.M., City of St. Charles, Madison County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of Lot 34 of Kephart's Addition to St. Charles, Plat No. 2; thence North 89°59'20" East 84.43 feet along the South line of said Lot 34 to the Southeast Corner of said Lot 34; thence South 00°00'37" East 288.01 feet to the South line of the Southeast Quarter of the Northeast Quarter of said Section 23; thence South 85°22'26" West 84.71 feet along said South line; thence North 00°00'37" West 294.86 feet to the Point of Beginning containing 0.565 Acres**

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.**

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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.

Dated July 18, 2002.

M. Loraine McKay  
 M. Loraine McKay

STATE OF IOWA, MADISON COUNTY, SS:

On this 18<sup>th</sup> day of July, 2002, before me, a Notary Public in and for said State, personally appeared, **M. Loraine McKay, A Single Person**, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

Connie Harvey  
 Notary Public in and for Said State

