

REAL ESTATE TRANSFER
 TAX PAID 61
 STAMP #
\$ 176.80
Michelle Utsler
 RECORDER
8-30-02 Madison
 DATE COUNTY

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

FILED NO. 004277
 BOOK 2002 PAGE 4277
 2002 AUG 30 AM 10:20

COMPUTER
 RECORDED
 COMPARED

MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

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

(dv) PH # (515) 453-6211

Mail tax statements to:
 Becky R. and Ronnie D. Bailey, 330 NE Sycamore Ave., Earlham, IA 50072

File #6207135

\$ 110,000.00/yr

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Harry A. Wagoner and Phyllis E. Wagoner, husband and wife**, do hereby convey unto **Becky R. Bailey and Ronnie D. Bailey, wife and husband**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following-described real estate in Madison County, Iowa:

Lots Nine (9) and Ten (10) in Block Two (2) of the Nicholson's Addition to the Town of Earlham, 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)
)
 COUNTY OF Polk) SS:

Dated: 8-20-02

On this 20th day of August, 2002, before me the undersigned, a Notary Public in and for said State, personally appeared **Harry A. Wagoner and Phyllis E. Wagoner, 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.

Harry A. Wagoner
 Harry A. Wagoner

Phyllis E. Wagoner
 Phyllis E. Wagoner

Ronald C. Robbins
 Notary Public in and for said State

