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FILED NO. **004815**

BOOK **2002** PAGE **4815**

2002 SEP 30 PM 1:47

REC \$ 5.00
AUD \$ 3.00
R.M.F. \$ 1.00

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA
(515) 992-3728

Preparer Information	<u>Charles H. Fagen</u>	<u>502 15th Street, P.O. Box 250</u>	<u>Dallas Center</u>	<u>(515) 992-3728</u>
	Individual's Name	Street Address	City	Phone



Address Tax Statement: Robert Trausch
2225 Fairway Heights, Box 422, Carroll IA 51401

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of -no-
Dollar(s) and other valuable consideration,
Christine D. Madsen, a widow not since remarried

do hereby Convey to
Robert Trausch, a married person

the following described real estate in Madison County, Iowa:

Lot Twenty-six (26) of Walnut Cove Estates Subdivision, Plat No. Two (2), Located in the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This deed is given in partial fulfillment of a certain contract recorded September 17, 1998, in Book 139, Page 615 in the Office of the Madison County Recorder.

This deed is for a lake and common area within the subdivision and is without actual consideration and hence except from a Declaration of Value. Iowa Code 428A.2 (21)

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

Dated: September 30, 2002

MADISON COUNTY, ss:

On this 30 day of September,
2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Christine D. Madsen, a widow not since remarried

Christine D Madsen
Christine D. Madsen (Grantor)

(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.

Catherine J. Weissen

(Grantor)

Notary Public

(Grantor)

(The seal of the Notary Public is to be placed here. Notary Public for grantor(s) only)

