

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

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPARED

REAL ESTATE TRANSFER
TAX PAID 19
STAMP #
\$ 199.20
Michelle Utsler
RECORDER
10-11-02 Madison
DATE COUNTY

005005
FILED NO. _____
BOOK 2002 PAGE 5005
2002 OCT 11 AM 10:22

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared by: Mark U. Abendroth, Abendroth & Russell, P.C., 3501 Westown Pkwy, West Des Moines, IA 50266 (amh) 453-6266

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements to: Curtis and Dorothy Highland, 110 NE Maple, Earlham, Iowa 50072

\$125,000.⁰⁰

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, Frederick H. Pendleton and Bonnie Pendleton, husband and wife, hereby convey unto Curtis Highland and Dorothy Highland, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in Madison County, Iowa:

Lots Six (6) and Seven (7) in Block One (1) of the Original Town of Earlham, Madison County, Iowa

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 August 26, 2002.

Frederick H. Pendleton
Frederick H. Pendleton

Bonnie Pendleton
Bonnie Pendleton

STATE OF Iowa, Madison COUNTY, SS:

On this 26 day of August, A.D. 2002, before me, a Notary Public in and for the State of Iowa, personally appeared Frederick H. Pendleton and Bonnie Pendleton, husband and wife, 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.



Mary C. Bartelison
Notary Public in and for Said State

#12208026

✓ Hefner & Bergkamp PC
PO Box 8
Adel Ia 50003