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REAL ESTATE TRANSFER
 TAX PAID 28
 STAMP #
 \$ 271.20
 Michelle Utzler
 RECORDER
 1-27-03 Madison
 DATE COUNTY

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

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 2003 JAN 27 PM 2:06

COMPUTER
 RECORDED
 COMPARED

MICHELLE UTZLER
 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:
 506 W. Washington, Winterset, IA 50273

File #6301023

\$ 170,000.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Richard H. Guest and Michelle M. Guest, husband and wife**, do hereby convey unto **Thomas E. Virgin and Nancy C. Virgin, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following-described real estate in Madison County, Iowa:

Lot Two (2) in Block Seven (7) of West Addition to the Original Town of Winterset, 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 IA)
) SS:
 COUNTY OF Madison)

Dated: 1-24-03

On this 24th day of January, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **Richard H. Guest and Michelle M. Guest, 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.

Richard H. Guest
 Richard H. Guest

Michelle M. Guest
 Michelle M. Guest

