

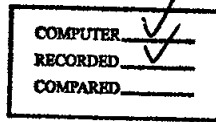
IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
#8212001

FILED NO. 000480

BOOK 2003 PAGE 480

2003 JAN 28 AM 11:22

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



NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: Mark U. Abendroth, Abendroth & Russell, P.C., 3501 Westown Pkwy., West Des Moines, IA 50266 515-453-5724 (cc),

SPACE ABOVE THIS LINE FOR RECORDER

Address tax statements: Kelly G. & Megan M. Haggard, 510 W. Vine, St. Charles, IA 50240

\$ 143,000.00

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, Robert E. Fitch II and Carla J. Fitch, husband and wife, hereby convey unto Kelly G. Haggard and Megan M. Haggard, 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:

Lot Three (3) in Block Two (2) of Clanton's Addition of 1888 to the Town of St. Charles, Iowa.



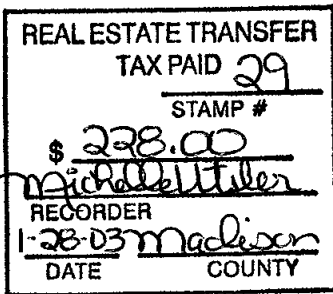
SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

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.

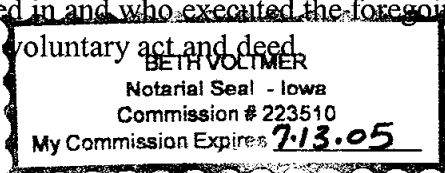
Dated January 14, 2003.



Robert E. Fitch II
Robert E. Fitch II
Carla J. Fitch
Carla J. Fitch

STATE OF Iowa, Madison COUNTY, SS:

On this 14 day of January, A.D. 2003, before me, a Notary Public in and for said State, personally appeared Robert E. Fitch II and Carla J. Fitch, 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.



Beth Voltmer
Notary Public in and for Said State