

REAL ESTATE TRANSFER  
TAX PAID 30  
STAMP #  
\$ 148.<sup>00</sup> / KY  
*Michelle J. Utler*  
RECORDER  
1-30-03 *Madison*  
DATE COUNTY

REC \$ 5.<sup>00</sup>  
AUD \$ 5.<sup>00</sup>  
R.M.F. \$ 1.<sup>00</sup>

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FILED NO.  
BOOK 2003 PAGE 515  
2003 JAN 30 AM 11:51  
(11:51 am)  
NICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912  
Individual's Name Street Address City Phone



Address Tax Statement: Steve Reed Developments, Inc.  
2248 Carver Road  
Winterset, IA 50273  
\$93,000.00

SPACE ABOVE THIS LINE  
FOR RECORDER

**WARRANTY DEED**

For the consideration of NINETY-THREE THOUSAND AND NO/100  
Dollar(s) and other valuable consideration,  
BEVERLY J. HOLTMYER, a single person

do hereby Convey to  
STEVE REED DEVELOPMENTS, INC.

the following described real estate in MADISON County, Iowa:  
Unit #305 of the Jefferson Place in the City of Winterset, Madison County, Iowa, and an undivided 1/23rd interest in the common elements and areas of Jefferson Place as shown in the Declaration of Condominium of Jefferson Place filed for record on April 14, 1995 in Town Lot Deed Record 60 at page 159 in the Madison County Recorder's Office.



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: Jan. 29, 2003

MADISON COUNTY, ss:

On this 29th day of January, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared BEVERLY J. HOLTMYER

*Beverly J. Holtmyer*  
BEVERLY J. HOLTMYER (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.

*Teresa K. Golightly*  
Notary Public (Grantor)

Notary Public  
**TERESA K. GOLIGHTLY**  
Commission Number 173267  
My Commission Expires  
2-25-03

(This form of acknowledgment for individual grantor(s) only)