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AUD \$ 3
R.M.F. \$ 1

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2002 DEC 30 PM 3:43

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Preparer Information Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267
Individual's Name Street Address City Phone

NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Address tax statement: Gaye D. Hougham, 740 N.E. 5th Street, Earlham, Iowa 50072

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ---One
Dollar(s) and other valuable consideration,
VIRGIL M. SEATON, a single person.

do hereby Convey to
GAYE D. HOUGHAM,

the following described real estate in Madison County, Iowa:

Lot One (1) and the North Half (1/2) of Lot Two (2) in Block One (1) of Joseph L. Ledlies' Addition to the Town of Earlham, Madison County, Iowa.

This is a transfer from parent to child for monetary consideration of less than \$500 and for the private partition of property; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

This conveyance is subject to any and all easements and encumbrances of record.

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, ss:

Dated: December 27, 2002

MADISON COUNTY,

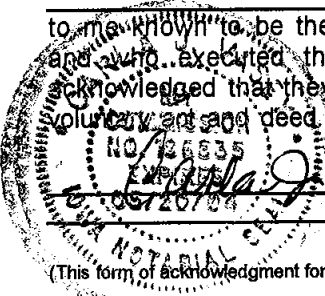
Virgil M. Seaton
Virgil M. Seaton (Grantor)

On this 27 day of December, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Virgil M. Seaton

(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.

(Grantor)



Virgil M. Seaton
Notary Public

(Grantor)

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