

FILED NO. **000012**

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**2003 JAN -2 PM 12:03**  
**12:03 pm**  
MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPARED

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

RETURN TO  
BILL EASTER  
1947-210th St  
Winterset

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

Address tax statement: B. Charles Easter, 1576 - 200th Street, Winterset, Iowa 50273

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of ---One  
Dollar(s) and other valuable consideration,  
MEREDITH YOUNG EASTER and WILLIAM K. EASTER, wife and husband.

do hereby Convey to  
BRIAN CHARLES EASTER,

the following described real estate in Madison County, Iowa:

#### An Undivided One-fourth Interest In and To:

The North One-half of the East Fractional Half of the Northeast Fractional Quarter (N $\frac{1}{2}$  EFr $\frac{1}{2}$  NEFr $\frac{1}{4}$ ) of Section 4, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa.

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

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: January 2, 2003

MADISON COUNTY, ss:

On this 2nd day of January,  
2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Meredith Young Easter and William K. Easter

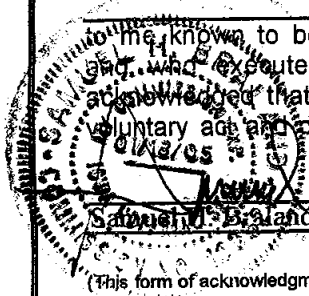
Meredith Young Easter  
Meredith Young Easter (Grantor)

William K. Easter  
William K. Easter (Grantor)

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)

\_\_\_\_\_  
(Grantor)



Samuel H. Braland  
Notary Public  
(This form of acknowledgment for individual grantor(s) only)