

REAL ESTATE TRANSFER
 TAX PAID 14
 STAMP #
 \$ 71.20
Michelle Utaler
 RECORDER
1/16/03 Madison
 DATE COUNTY

REC \$ 5⁰⁰
 AUD \$ 5⁰⁰
 R.M.F. \$ 1⁰⁰

000269
 FILED NO. _____
 BOOK 2003 PAGE 269

2003 JAN 16 PM 3:11

COMPUTER
 RECORDED
 COMPARED

MICKI UTSLER
 RECORDER
 MADISON COUNTY IOWA
 (wt) PH # (515) 453-6264

Return to:

IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Mail tax statements to:

Timothy Peacock, 201 S. 4th Street, Winterset, IA 50273

File #14212006

\$ 45,000.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Duane A. Nelson and Sandra K. Nelson, husband and wife**, do hereby convey unto **Timothy Peacock, a single person**, the following-described real estate in Madison County, Iowa:

Lot Four (4) in Block Three (3) of Gaff & Bevington's Addition to the 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 IOWA)
) SS:
 COUNTY OF MADISON)

Dated: 01/16/03

On this 16 day of January, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **Duane A. Nelson and Sandra K. Nelson, 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.

Duane A. Nelson
 Duane A. Nelson

Sandra K. Nelson
 Sandra K. Nelson

Connie Harvey
 Notary Public in and for the said State

