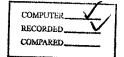


000269 FILED NO. B00K 2003 PAGE 269



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MICKI UTSLER RECORD

Return to:

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IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266 (wt) PH # (515) 453-6264

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, lowa:

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

On this 16 _day of <u>Januar</u> 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

annie Harver Notary Public in and for the said State Dated: C

Duane A. Nelson

