

REAL ESTATE TRANSFER
TAX PAID 20
STAMP #
\$ 82.40
Michelle Utsler
RECORDER
1-22-03 Madison
DATE COUNTY

FILED NO. 000383
 BOOK 2003 PAGE 383
 2003 JAN 22 PM 2:10

REC \$ 5⁰⁰
 AUD \$ 5⁰⁰
 R.M.F. \$ 1⁰⁰

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

This instrument prepared by:
 ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

PH # (515) 278-0623

Return to:
 ESCROW PROFESSIONAL COMPANY, 1401 - 50th Street, Suite 105, West Des Moines, Iowa 50266

Mail tax statements to:
 ROBERT MAURITZ and JOANNE MAURITZ, Lot 21- 140th Street, Cummings, Iowa
 022507

File # SLH

85,200.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Christine D. Madsen, a widow and un-remarried**, does hereby convey unto **Robert Trausch and Esther Trausch, husband and wife**, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following-described real estate in Madison County, Iowa:

Lot Twenty-one (21) of WALNUT COVE ESTATE SUBDIVISION, PLAT NO. 2, located in the Northwest Quarter (NW 1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa



This deed is given ~~and accepted~~ ^{partial} in ~~full and complete~~ satisfaction of the real estate contract recorded September 17, 1998 in Book 139 Page 615.

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)
)
 COUNTY OF Madison) SS:

Dated: January 2, 2003

On this 2 day of January, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **Christine D. Madsen, a widow and un-remarried**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

Christine D. Madsen
 Christine D. Madsen

M. Gwen Coulson
 Notary Public in and for the State of Iowa

