

REAL ESTATE TRANSFER
 TAX PAID 21
 STAMP #
 \$ 115.20
Michelle Utsler
 RECORDER
1-22-03 Madison
 DATE COUNTY

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

000384
 FILED NO. _____
 BOOK 2003 PAGE 384
 2003 JAN 22 PM 2:11
 MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

COMPUTER
 RECORDED
 COMPARED _____

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

File # SLH

022507

\$ 72,500.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Robert Trausch and Esther Trausch, husband and wife**, do hereby convey unto **Robert Mauritz and JoAnne Mauritz, 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



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: 1-2, 2003

COUNTY OF Madison)

SS:

On this 2 day of January, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **Robert Trausch and Esther Trausch, husband and wife**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that the executed the same as their voluntary act and deed.

Robert Trausch
 Robert Trausch

Esther Trausch
 Esther Trausch

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

