

REAL ESTATE TRANSFER
TAX PAID 25
STAMP #
\$ 11.20
Michelle Utzler
RECORDER
1-23-03 Madison
DATE COUNTY

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

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000407
FILED NO.

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2003 JAN 23 PM 2:15
(2:16 PM)
NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Robert L. Horak, 1220 Second Street, Perry, Iowa 50220, (515) 465-5607
Individual's Name Street Address City Phone



Address Tax Statement: Steven M. Stalzer
807 Second Street, Perry, Iowa 50220

\$ 7,500⁰²

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One
Dollar(s) and other valuable consideration,
Anastasio Galvan, aka Anastasia Galvan, single

do hereby Convey to
Steven M. Stalzer

the following described real estate in Madison County, Iowa:

A parcel of land in the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southeast corner of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., thence North 0°00' 981.54 feet along the section line to the point of beginning; thence continuing N 00°00' 336.50 feet, thence N 87°10'09" W 646.13 feet along the north line of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4), thence S 00°28'56" W 336.50 feet, thence S 87°10'50" E 648.96 feet to the point of beginning. Said parcel contains 5.00 acres including 0.27 acres of public road right of way.

This deed is given in fulfillment and satisfaction of a Real Estate Contract dated August 12, 2000 and recorded September 22, 2000 in Book 143, Page 125 in the office of the Madison County Recorder.

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: October 31, 2002

DALLAS COUNTY,

ss:

On this 31st day of October,
2002, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Anastasio Galvan, aka Anastasia Galvan, single

Anastasio Galvan (Grantor)

(Grantor)

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.

(Grantor)

Helen M. Zook
Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)