

REAL ESTATE TRANSFER TAX PAID 8
STAMP #
\$ 327.20
Michelle Utsler
RECORDER
3-4-03 Madison
DATE COUNTY

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

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

FILED NO. 001194  
 BOOK 2003 PAGE 1194  
 2003 MAR -4 PM 12:26

NICKI UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

This instrument prepared by:  
 ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 3501 Westown Pkwy., West Des Moines, IA 50266

**RETURN TO:**

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

(cc) PH # (515) 453-5724

Mail tax statements to:  
 Peter & Kelley Skerik, 2378 Millstream Ave., Winterset, IA 50273

File #8301015

\$205,000.00

## WARRANTY DEED

For the consideration of One (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Dennis W. Woods, a single person**, does hereby convey unto **Peter Skerik and Kelley Skerik, 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:

**Lots (3) and (4) in A and B Hillside Estates, a subdivision of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Seven (7), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., 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 )  
 )  
 COUNTY OF Warren ) SS:

Dated: 2-27-03

On this 27<sup>th</sup> day of February, 2003 before me the undersigned, a Notary Public in and for said State, personally appeared **Dennis W. Woods, a single person**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

[Signature]  
 Dennis W. Woods

[Signature]  
 Notary Public in and for said State

Iowa Notarial Seal  
**Misty Soldwisch**  
 Commission Number 712002  
 My Commission Expires August 14, 2004