

REAL ESTATE TRANSFER
TAX PAID 11
STAMP #
\$ 592.00
Michelle Utsler
RECORDER
2-12-03 Madison
DATE COUNTY

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 00

COMPUTER
RECORDED
COMPARED

FILED NO. 000803
BOOK 2003 PAGE 803
2003 FEB 12 PM 2:06

NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

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

Return to:
FIRST REALTY, 3501 Westown Parkway, West Des Moines, Iowa 50266

(SAS) PH # (515) 453-4681

Mail tax statements to:
3014 MALLARD, LORIMOR, IOWA

File #150301027

\$ 370,500.⁰⁰

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, JEFFREY J. LOVELL AND SARAH TAYLOR LOVELL, **HUSBAND AND WIFE**, do hereby convey unto **CHAD BRATON AND MARY BRATON, 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,

THE NORTH HALF (1/2) OF THE NORTHWEST FRACTIONAL QUARTER (1/4) OF SECTION EIGHTEEN (18), IN TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, EXCEPT PARCEL "C" LOCATED IN THE NORTHWEST FRACTIONAL QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION EIGHTEEN (18) CONTAINING 5.055 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2001, PAGE 2851 ON JULY 9, 2001, IN THE OFFICE OF THE RECORDER OF 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)

Dated: 06- Feb - 03

On this 6 day of Feb, 2003 before me the undersigned, a Notary Public in and for said State, personally appeared **JEFFREY J. LOVELL AND SARAH TAYLOR LOVELL, 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 and deed.

Jeffrey J. Lovell
JEFFREY J. LOVELL

Sarah Taylor Lovell
SARAH TAYLOR LOVELL

Teresa Steffen
Notary Public in and for the State of Iowa



✓ F&M