

REAL ESTATE TRANSFER
TAX PAID 23
STAMP #
\$ 111.20
Michelle Utzler
RECORDER
3-12-03 Madison
DATE COUNTY

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

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FILED NO. **001369**
BOOK **2003** PAGE **1369**
2003 MAR 12 AM 11:52

MICKI UTZLER
RECORDER
MADISON COUNTY, IOWA

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

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

(cc) PH # (515) 453-5724

Mail tax statements to:
Jeffrey A. & Heidi J. Smith, 202 N. Cherry St., St. Charles, IA 50240

File #8301011

\$76,000.00

WARRANTY DEED

For the consideration of One (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Hayes Fidelity, Inc., a corporation**, does hereby convey unto **Jeffrey A. Smith and Heidi J. Smith, 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:

A tract of land commencing at a point 334 feet North of the intersection of the North line of Main Street with the West line of Cherry Street in the Town of St. Charles, Madison County, Iowa, and running thence West 107 feet, thence North 80 feet, thence East 107 feet, thence South 80 feet to the point of beginning, being a part of the West 10 acres of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th 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 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)

Dated: 3-6-03

COUNTY OF Madison) SS:

On this 6 day of March, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **Michael J. Hayes**, to me personally known, and who being by me duly sworn, did say that that person is the **President** of said **Hayes Fidelity, Inc., an Iowa corporation**, that no seal has been procured by the said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and the said **Michael J. Hayes** acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it voluntarily executed.

HAYES FIDELITY, INC.

by:

Michael J. Hayes Pres. HFI
Michael J. Hayes, President

Beth Voltmer
Notary Public in and for said State

