

REAL ESTATE TRANSFER
TAX PAID 25
STAMP #
\$ 71.20
Michelle Utzler
RECORDER
3-14-03 Madison
DATE COUNTY

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

COMPUTER
RECORDED
COMPARED

FILED NO. 001425
BOOK 2003 PAGE 1425
2003 MAR 14 PM 12:41
12:44 pm
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name

Street Address

City

Phone



Address Tax Statement: Kelly E. Wagner
4725 Westwood Dr., West Des Moines, IA 50265

SPACE ABOVE THIS LINE
FOR RECORDER

\$ 45,000.00

WARRANTY DEED

For the consideration of FORTY-FIVE THOUSAND
Dollar(s) and other valuable consideration,
BETTY DARRAH and DAVID R. DARRAH, Wife and Husband,

do hereby Convey to
KELLY E. WAGNER,

the following described real estate in Madison County, Iowa:

Parcel "D", located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 4.989 acres, as shown in Plat of Survey filed in Book 2002, Page 6078 on December 13, 2002, in the Office of the Recorder of 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 Ohio

Dated: March 8th, 2003

Montgomery COUNTY, ss:

On this 8th day of March, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Betty Darrah and David R. Darrah

Betty Darrah (Grantor)

David R. Darrah (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.

Denise A. Erwin
Notary Public, State of Ohio Notary Public

(This form of acknowledgment is void if not signed by grantor(s) only)

