

REAL ESTATE TRANSFER
 TAX PAID 46
 STAMP #
 \$ 88.80
Michelle Utzler
 RECORDER
3-21-03 Madison
 DATE COUNTY

REC \$ 5⁰⁰
 AUD \$ 5⁰⁰
 R.M.F. \$ 1⁰⁰

COMPUTER
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 COMPARED

FILED NO. 001603
 BOOK 2003 PAGE 1603
 2003 MAR 21 PM 2:58

MICKI UTSLER
 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

(amh) PH # (515) 453-6266

Mail tax statements to:
 Daniel Miner, 425 NW Elm, Earlham, Iowa 50072

File #12212010

~~\$~~ 56,000.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Matthew F. Montgomery and Leslie E. Montgomery, husband and wife**, do hereby convey unto **Daniel Miner, a single person**, the following-described real estate in Madison County, Iowa:

The North 133 feet of the East 155 feet of Out Lot Four (4) of ACADEMY ADDITION of Out Lots to the Town of Earlham, 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 Madison

Dated: 2-17-03

On this 17 day of Feb, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **Matthew F. Montgomery and Leslie E. Montgomery, 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.

Matthew F. Montgomery
 Matthew F. Montgomery

Leslie E. Montgomery
 Leslie E. Montgomery

Mary C. Bartelson
 Notary Public in and for Said State

