

When recorded return to Grantee:
2370 Molly D. Trail
Winterset, IA 50273

FILED NO. **001671**
BOOK **2003** PAGE **1671**

REC \$ **5.00**
AUD \$ **5.00**
R.M.F. \$ **7.00**

COMPUTER
RECORDED
COMPARED

2003 MAR 25 PM 1:04
1:04pm
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information **James V. Sarcone, Jr., 666 Walnut, Suite 2000, Des Moines, (515) 283-4624**

Individual's Name Street Address City Phone



Address Tax Statement: **\$360,000.00**

Bruce Tyree
Grantee: 2370 Molly D. Trail
Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One
Dollar(s) and other valuable consideration,
James K. Petersen and Cynthia A. Petersen, husband and wife

do hereby Convey to
Bruce S. Tyree and Nancy G. Tyree, 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:

Parcel "A", located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 13.008 acres, as shown in Plat of Survey filed in Book 3, Page 519 on December 8, 1999 in the Office of the Recorder of Madison County, Iowa

REAL ESTATE TRANSFER
TAX PAID **52**
STAMP #
\$ 575.20
Michelle Utbler
RECORDER
3-25-03 Madison
DATE COUNTY



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 Iowa
Polk COUNTY,

Dated: 12/11/01
SS:

On this 11th day of December,
2001, before me, the undersigned, a Notary Public in and for said State, personally appeared James K. Petersen and Cynthia A. Petersen, husband and wife

[Signature]
James K. Petersen (Grantor)

[Signature]
Cynthia A. Petersen (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.

(Grantor)

(Grantor)

Carol J. Sorvik
Notary Public

(This form of acknowledgment for individuals is for use only)

CAROL J. SOUVIK
Commission Number **152056**
My Commission Expires
June 29, 2004