

REAL ESTATE TRANSFER	
TAX PAID 50	
STAMP #	
\$ 39.20	
Michelle Utzler	
RECORDER	Madison
3/24/03	
DATE	COUNTY

REC \$ 5<sup>00</sup>  
 AUD \$ 5<sup>00</sup>  
 R.M.F. \$ 1<sup>00</sup>

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

FILED NO. 001655  
 BOOK 2003 PAGE 1655  
 2003 MAR 24 PM 4:11  
 MICKI UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

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

Return to:  
 IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266  
 Mail tax statements to:  
 Tom Losee, 510 E. Benton, Winterset, IA 50273

(wt) PH # (515) 453-6264  
 File #14207001

\$ 25,000.00

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **G & G Properties, Inc., a corporation**, does hereby convey unto **Thomas L. Losee and Deloris Losee, 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:

**Lot One (1) of Helen McCall Huntoon Addition Plat No. 4, an Addition to the City of Winterset, 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 )  
 ) SS:  
 COUNTY OF MADISON )

Dated: FEBRUARY 22, 2003

On this 22<sup>nd</sup> day of FEBRUARY, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared ROGER GIFFORD to me personally

G & G PROPERTIES, INC.

known, and who being by me duly sworn, did say that that person is the PRESIDENT

By: *Roger Gifford*

of said **G & G Properties, 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 ROGER GIFFORD acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it voluntarily executed.

*D. A. Bolton*  
 Notary Public in and for the State of Iowa

