

REAL ESTATE TRANSFER	
TAX PAID 55	
STAMP #	
\$ 353.60	
Michelle Utsler	
RECORDER	
3-26-03	Madison
DATE	COUNTY

REC \$ 10⁰⁰
 AUD \$ 5⁰⁰
 R.M.F. \$ 1⁰⁰

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

FILED NO. 001710

BOOK 2003 PAGE 1710

2003 MAR 26 PM 2: 39

HICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

✓ Return to:
IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266 (wt) PH # (515) 453-6264

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

Mail tax statements to:
 Steven J. England, 3256 Settlers Ave., Truro, IA 50257

File #14302008

221,375.⁰⁰/_{xx}

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Donna Stegemann and Gillis Stegemann, wife and husband; and Phyllis Ward and Ira Ward, wife and husband,** do hereby convey unto **Steven J. England and Denae L. England, 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:**

The Northwest Quarter (1/4) of the Southeast Quarter (1/4) and the Southwest Fractional Quarter (1/4) of Section Thirty (30), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A", located in the Southwest Fractional Quarter (1/4) of said Section Thirty (30), containing 4.65 acres, as shown in Plat of Survey filed in Book 2003, Page 1032 on February 26, 2003, in the Office of the Recorder of 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 Arkansas)
)
) SS:
COUNTY OF Boone)

Dated: March 20, 2003

On this 20 day of March, 2003,
before me the undersigned, a Notary Public in
and for said State, personally appeared **Donna
Stegemann and Gillis Stegemann, wife and
husband**, 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.

Donna M. Stegemann
Donna Stegemann

Gillis B. Stegemann
Gillis Stegemann

Savanne Nichols
Notary Public in and for the said State

Commission Expires: 4-1-2005

STATE OF Florida)
)
) SS:
COUNTY OF Hillsborough)


Dated: 03/17/03

On this 17th day of March, 2003,
before me the undersigned, a Notary Public in
and for said State, personally appeared **Phyllis
Ward and Ira Ward, wife and husband**, 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.

Phyllis B. Ward
Phyllis Ward

Ira J. Ward
Ira Ward

Sandra Dinero
Notary Public in and for the said State

 Sandra Dinero
My Commission CC877053
Expires December 4, 2003