

AFTER RECORDING RETURN TO:
RE/MAX West Realty
232 Highway 6
Waukee, IA 50263

REAL ESTATE TRANSFER
TAX PAID <u>56</u>
STAMP #
\$ <u>156.80</u>
<u>Michelle Utsler</u>
RECORDER
<u>3-26-03</u> <u>Madison</u>
DATE COUNTY

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

FILED NO. 001717

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

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2003 MAR 26 PM 2:54

Prepared by: Brent R. Zimmerman, 8350 Hickman Rd. Ste. 14, Des Moines, IA 50325, 515/278-0427

NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Tax Statements: Dennis & Theresa Clayton, PO Box 40, Earlham, IA 50072.

\$ 98,495.54

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Gregory A. Criswell and Trisha D. Criswell, husband and wife**, does hereby Convey to **Dennis G. Clayton and Theresa A. Clayton, 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 "B", part of Parcel "A" located in the East Half (1/2) of the Southeast Quarter (1/4) of Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 38.47 acres, as shown in Plat of Survey filed in Book 2003, Page 1406 on March 13, 2003, in the Office of the Recorder of Madison County, Iowa.

Grantors do hereby Covenant with grantee, and his successor 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.

Dated: March 25, 2003

Gregory A. Criswell
Gregory A. Criswell

Trisha D. Criswell
Trisha D. Criswell

STATE OF IOWA, DALLAS COUNTY, ss:

On this 25th day of March, 2003, before me the undersigned, a Notary Public in, and for said State, personally appeared Gregory A. Criswell and Trisha D. Criswell, husband and wife, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Nancy J. Devins
Notary Public

