

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

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

REAL ESTATE TRANSFER
TAX PAID 22
STAMP #
\$ 373.00
RECORDER <i>M. Utzler</i>
DATE 4-14-03 COUNTY Madison

FILED NO. 002118
BOOK 2003 PAGE 2118
2003 APR 14 AM 9:14
(9:14 AM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information P. F. Elgin, 106 East Salem Avenue, P. O. Box 215, Indianola, (515) 961-2574
Individual's Name Street Address City Phone



Address Tax Statement: Kent Kiburz, 2303 West Summit, Winterset, IA 50273

\$ 234,000.00

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of one _____
Dollar(s) and other valuable consideration,
Maurice D. Mitchell a/k/a Maurice D. Mitchell, Sr. and Phyllis F. Mitchell, husband and wife,

do hereby Convey to
Kent Kiburz

the following described real estate in Madison County, Iowa:

The West Half (1/2) of the Southwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT a parcel of land in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as commencing at the Southwest corner of said Section Thirty-four (34), thence East along the South line of said Section Thirty-four (34) 45.4 feet; thence North 0°12' West 60.0 feet to the point of beginning; thence North 0°12' West 246.8 feet; thence North 89°36' East 369.0 feet; thence South 0°28' West 237.0 feet to the North right-of-way of Iowa Highway No. 92; thence South 78°00' West 59.3 feet along said North right-of-way line; thence South 90°00' West 307.9 feet along said North right-of-way line to point of beginning, and in addition thereto the area immediately adjacent thereto and situated within the right-of-way of Highway No. 92, subject to easements for road purposes thereon, said parcel contains 2.0850 acres

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 _____

Dated: April 11, 2003

WARREN _____ COUNTY, _____

SS:

On this 11 day of April, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Maurice D. Mitchell a/k/a Maurice D. Mitchell, Sr. and Phyllis F. Mitchell, husband and wife,

Maurice D. Mitchell Sr.
Maurice D. Mitchell, Sr. (Grantor)

Phyllis F. Mitchell
Phyllis F. Mitchell (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.

Diana M. Childs
Notary Public

DIANA M. CHILDS
Iowa Notarial Seal
Commission Number: 163927 (Grantor)
My Commission Expires: 02/12/2004

(This form of acknowledgment for individual grantor(s) only)