

REAL ESTATE TRANSFER
TAX PAID 42
STAMP #
\$ 162.40
Michelle Utzler
RECORDER
4-25-03 Madison
DATE COUNTY

REC \$ 5th
AUD \$ 5th
R.M.F. \$ 1st

COMPUTER
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FILED NO. _____
BOOK 2003 PAGE 2379
(PAGE 2379)
2003 APR 25 PM 2:12
(2:12 PM)
NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Julie A. Forsyth, 113 North John Wayne Drive, Winterset, Iowa 50273, (515) 468-0552



Address Tax Statement: 113 North John Wayne Drive Jan-Cat
Winterset, Iowa 50273

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One Hundred Two Thousand (\$102,000.00)
Dollar(s) and other valuable consideration,
Elton A. Root and Cinda L. Root, Husband and Wife

do hereby Convey to
Jan-Cat., a Corporation

the following described real estate in Madison County, Iowa:

The North Half (1/2) of Lots One (1) and Two (2) in Block One (1) of A.B. Shriver's Addition to the City of Winterset, Madison County, Iowa

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 24, 2003

MADISON COUNTY,

SS:

On this 24th day of April,
2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Elton A. root and Cinda L. Root, Husband and Wife

Elton A. Root (Grantor)

Cinda L. Root (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)

Julie A. Johnston
Notary Public

_____ (Grantor)

(This form of acknowledgment is for use by Notaries Public only)

