

REAL ESTATE TRANSFER  
TAX PAID 43  
STAMP #  
\$ 471.20  
Michelle Utsler  
RECORDER  
4-25-03 DATE Madison COUNTY

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

COMPUTER RECORDED COMPARED

FILED NO. 002381  
BOOK 2003 PAGE 2381  
2003 APR 25 PM 2:14

MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA  
PH # (515) 462-1666

Return to:

✓ A. Zane Blessum, 113 N. John Wayne Drive, Winterset, Iowa 50273

PH # (515) 462-1666

This instrument prepared by:

A. Zane Blessum, 113 N. John Wayne Drive, Winterset, Iowa 50273

Mail tax statements to:

Elton Root, 2712 N John Wayne Drive, Winterset, Iowa 50273

\$ 295,000.<sup>00</sup>

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **MARK L. SWITZER and CATHERINE M. SWITZER, husband and wife**, do hereby convey unto **ELTON A. ROOT and CINDA L. ROOT, husband and wife, as Joint Tenants with Full Right of Survivorship and Not as Tenants in Common**, the following-described real estate in Madison County, Iowa:

**Parcel "C" in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 25, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Commencing at the NE corner of said Section 25; thence N89°45'49" W, 614.04 feet to the point of beginning; thence S00°14'11"W, 406.30 feet; thence N89°45'49"W, 218.94 feet; thence N00°14'11"E, 406.30 feet; thence S89°45'49"E, 218.94 feet to the point of beginning. Parcel "C" contains 3.00 acres,**

### 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 IOWA

Dated: 4-24-03

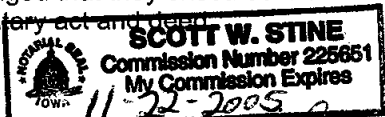
SS:

COUNTY OF MADISON

On this 24<sup>th</sup> day of April, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **MARK L. SWITZER and CATHERINE M. SWITZER**, 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.

**MARK L. SWITZER**

**CATHERINE M. SWITZER**



Notary Public in and for the said State