

REAL ESTATE TRANSFER
TAX PAID 4

STAMP #

\$ 48.80

Micki Utsler

RECORDER
5-103 Madison

DATE COUNTY

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

COMPUTER
RECORDED
COMPARED

FILED NO. 002503
BOOK 2003 PAGE 2503
2003 MAY -1 PM 12:48
(12:48 PM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Universal Realty, 4230 Fleur Dr., Ste B, Des Moines, Iowa 50321, (515) 285-0008

Individual's Name

Street Address

City

Phone



Address Tax Statement: Gregory R. Breeding, 509 W. Green, Winterset,
Iowa 50273

\$ 31,000.00 / KV

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of One
Dollar(s) and other valuable consideration,
Dona J. Caudle, a single person

do hereby Convey to
Gregory R. Breeding and Betsy Breeding, 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 North Half (1/2) of Outlot Eleven (11) of East Addition of Outlots to the Town of Winterset, Madison County, Iowa, subject to easements and restrictions of record if, any

Locally known as (510 E. South, Winterset, Iowa 50273)



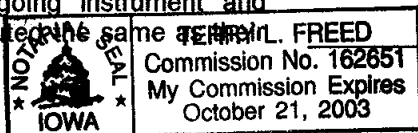
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; 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,
MADISON COUNTY, ss:
On this 30th day of APRIL,
2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Dona J. Caudle, a single person

Dated: 30 April 2003
Dona J. Caudle
Dona J. Caudle (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.



Larry J. Freed
Notary Public (Grantor)

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