

AFTER RECORDING RETURN TO:

RE/MAX West Realty  
232 Highway 6  
Waukee, IA 50263

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

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

MICKI UTSLER  
RECORDER

MADISON COUNTY, IOWA

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

Tax Statements: Kevin & Jean Fifo, 1899 Kiowa Lane, Winterset, IA 50273.

\$ 231,650.00

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Dwayne C. Bechtol and Nancy D. Bechtol, a/k/a Nancy D. Renaud Bechtol, husband and wife**, does hereby Convey to **Kevin S. Fifo and Jean A. Sherrard-Fifo, 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 Southeast Quarter (1/4) of the Southeast Quarter (1/4) and East 21 1/4 acres of the Northeast Quarter (1/4) of the Southeast Quarter (1/4), and the South 3 3/4 acres of the West 18 3/4 acres of the Northeast Quarter (1/4) of the Southeast Quarter (1/4), and the South Half (1/2) of Twenty (20) acres in a square form in the Southeast corner of the Northeast Quarter (1/4), all in Section Fifteen (15), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., in Madison County, Iowa except railroad right of way.**



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: 29 April 2003

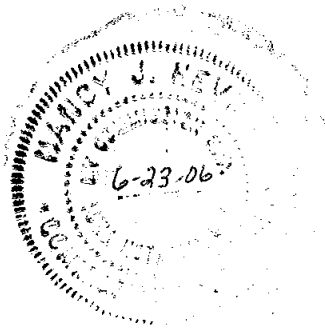
Dwayne C. Bechtol  
Dwayne C. Bechtol

Nancy D. Bechtol  
Nancy D. Bechtol

STATE OF IOWA, MADISON COUNTY, ss:

On this 29<sup>th</sup> day of April, 2003, before me the undersigned, a Notary Public in, and for said State, personally appeared Dwayne C. Bechtol and Nancy D. Bechtol, a/k/a Nancy D. Renaud Bechtol, husband and wife, 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.

Nancy J. Newins  
Notary Public



REAL ESTATE TRANSFER
TAX PAID <u>9</u>
STAMP #
<u>\$ 370.40</u>
<u>Michelle Bechtol</u>
RECORDER
<u>5-2-03</u> <u>Madison</u>
DATE COUNTY