

REAL ESTATE TRANSFER
TAX PAID 17
STAMP #
\$ 7.20
Michelle Utzler
RECORDER
6-11-03 Madison
DATE COUNTY

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

3403
FILED NO. _____
BOOK 2003 PAGE 3403

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COMPUTER
RECORDED
COMPARED

NICKI UTZLER
RECORDER
MADISON COUNTY, IOWA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

PH # (515) 278-0623

Return to:

ESCROW PROFESSIONAL COMPANY, 1401 - 50th Street, Suite 105, West Des Moines, Iowa 50266

Mail tax statements to:

JOSEPH and AMY CLEMENTS, Lot 8, 140th Street, Madison County, Iowa

File # SLH

032364

\$5,000.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Christine D. Madsen, a widow and unremarried**, does hereby convey unto **Robert Trausch**, a married person, the following-described real estate in Madison County, Iowa:

Lot Eight (8) of WALNUT COVE ESTATES SUBDIVISION, PLAT NO. 1, located in the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa



This deed is given and accepted in *partial* satisfaction of the real estate contract dated and filed September 17, 1998 in Deed Record 139, Page 615 in the records of the Madison County Recorder's Office.

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)
COUNTY OF Madison) SS:

Dated: June 7, 2003

On this 7 day of June, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **Christine D. Madsen, a widow and unremarried**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

Christine D. Madsen
Christine D. Madsen

[Signature]
Notary Public in and for the State of Iowa

