

REAL ESTATE TRANSFER  
 TAX PAID 18  
 STAMP #  
62.40  
Michelle Utzler  
 RECORDER  
6-11-03 Madison  
 DATE COUNTY

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

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FILED NO: 3404  
 BOOK 2003 PAGE 3404

2003 JUN 11 AM 11:52

MICHELLE UTZLER  
 RECORDER  
 MADISON COUNTY, IOWA  
 PH # (515) 278-0623

This instrument prepared by:  
 ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Return to:  
 ESCROW PROFESSIONAL COMPANY, 1401 - 50<sup>th</sup> Street, Suite 105, West Des Moines, Iowa 50266

Mail tax statements to:  
 JOSEPH and AMY CLEMENTS, Lot 8, 140<sup>th</sup> Street, Madison County, Iowa  
032364

File # SLH

\$ 39,250.00

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Robert Trausch and Esther Trausch, husband and wife**, do hereby convey unto **Joseph Clements and Amy Clements, 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:

**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 5<sup>th</sup> P.M., 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 )  
 ) SS: Dated: 6-7-03, 2003  
 COUNTY OF Madison )

On this 6 day of June, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **Robert Trausch and Esther Trausch, 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.

[Signature]  
 Robert Trausch

[Signature]  
 Esther Trausch

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

