

REAL ESTATE TRANSFER
TAX PAID 34
STAMP #
\$ 102.40
Michelle Utzler
RECORDER
5-16-03 *Madison*
DATE COUNTY

REC \$ 5.00
AUD \$ 10.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED

002873
FILED NO.
BOOK 2003 PAGE 2873
(PAGE 2873)
2003 MAY 16 PM 3:48
3:48 AM
MICKI UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information

John E. Casper, 223 E. Court Avenue, Winterset, IA 50273, (515) 462-4912
Individual's Name Street Address City Phone



Address Tax Statement: P. J. Cunningham
1728 Settlers Ave., Van Meter, IA 50261

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of Sixty-four Thousand Three Hundred Fifty ----- (\$64,350.00) -----
Dollar(s) and other valuable consideration,
ANNE GUNTER and ROBERT D. GUNTER, Wife and Husband

do hereby Convey to
P. J. CUNNINGHAM

the following described real estate in MADISON County, Iowa:

East Half (1/2) of the Northeast Quarter (1/4) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa, and the Northwest Quarter (1/4) of the Northeast Quarter (1/4) and the East Half (1/2) of the Northwest Quarter (1/4) of Section Eight (8), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th 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 MISSOURI

Dated: 4-30-03

ST. LOUIS COUNTY,

ss:

On this 30th day of APRIL,
2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Anne Gunter and Robert D. Gunter

Anne Gunter

Anne Gunter (Grantor)

Robert D. Gunter

Robert D. Gunter (Grantor)

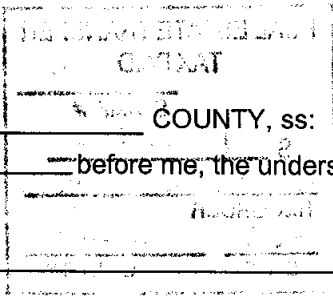
to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Catherine J. Bray

CATHERINE J. BRAY
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Oct. 29, 2004

(Grantor)

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



STATE OF _____, _____ COUNTY, ss:

On this _____ day of _____, _____ before me, the undersigned, a Notary Public in and for said State, personally appeared

_____ 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.

Notary Public

STATE OF _____, _____ COUNTY, ss:

On this _____ day of _____, _____ before me, the undersigned, a Notary Public in and for said State, personally appeared

_____ 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.

Notary Public