

REAL ESTATE TRANSFER
 TAX PAID 56
 STAMP #
 \$ 207.20
 MICKI UTSLER
 RECORDER
 5-23-03 madison
 DATE COUNTY

REC \$ 50
 AUD \$ 50
 R.M.F. \$ 70

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 2003 MAY 23 PM 2:44

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MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Return to:
IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266 (wt) PH # (515) 453-6264

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

Mail tax statements to:
 Dawn Morrison, 203 W. North, Winterset, IA 50273

File #14304018

\$ 130,000.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Joan Naylor, a single person**, does hereby convey unto **Dawn Morrison, a single person**, the following-described real estate in **Madison County, Iowa**:

Lot Eight (8) in Block Nine (9) of Pitzer & Knight's Addition to the Original Town of Winterset, Madison County, Iowa



SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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:
 COUNTY OF County)

Dated: May 20 - 2003

On this 20 day of May, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **Joan Naylor, a single person**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

Joan Naylor
 Joan Naylor

Trena Walker
 Notary Public in and for the said State

