

REAL ESTATE TRANSFER
TAX PAID 61
STAMP #
\$ 45.60
Michelle Utzler
RECORDER
53023 Madison
DATE COUNTY

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

COMPUTER
RECORDED
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003149
FILED NO.
BOOK 2003 PAGE 3149
2003 MAY 30 AM 10:20
(10:20 AM)
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, (515) 462-3731
Individual's Name Street Address City Phone

Address Tax Statement: Amanda Magruder
1671 Hwy 169, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of TWENTY-EIGHT THOUSAND FIVE HUNDRED SEVENTY AND .68/100
Dollar(s) and other valuable consideration,
ALAN W. MAGRUDER and HELENE B. MAGRUDER, Husband and Wife,

do hereby Convey to
AMANDA MAGRUDER, f/k/a AMANDA MAGRUDER BUNNING,

the following described real estate in Madison County, Iowa:

Parcel "E", a part of Parcel "D" located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-six (76) North, Range Twenty-eight (28) West, Madison County, Iowa, containing 23.323 acres, as shown in Plat of Survey filed in Book 2002, Page 5913 on December 4, 2002, in the Office of the Recorder of Madison County, Iowa

This Deed is given in partial satisfaction of a Contract dated and filed October 27, 2000, in Deed Record 143, Page 194 of the Recorder's office of 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,
Dallas COUNTY, ss:

Dated: _____

On this 10th day of May,
before me, the undersigned, a Notary Public in and for said State, personally appeared
Alan W. Magruder and Helene B. Magruder

Alan W. Magruder
Alan W. Magruder (Grantor)

Helene B. Magruder
Helene B. Magruder (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.

(Grantor)

Henry R. Semple

Notary Public

(Grantor)

(This form of acknowledgment for individual grantors only)
HENRY R. SEMPLE
Commission Number 701108
My Commission Expires
1-7-06