

REAL ESTATE TRANSFER
 TAX PAID 39
 STAMP #
 \$ 226.40
 Michelle Utaler
 RECORDER
 7-15-03 Madison
 DATE COUNTY

REC \$ 5.00
 AUD \$ 5.00
 R.M.F. \$ 1.00
 5

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FILED NO. 4157
 BOOK 2003 PAGE 4157
 2003 JUL 15 AM 11:52
 MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

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

Return to:
 IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266
 Mail tax statements to:
 Michael and Sharon Favata, 305 NE Cherry, Earlham, Iowa 50072

(amh) PH # (515) 453-6266
 File #6306033

\$142,000.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **William L. Smith and Susan E. Smith, husband and wife**, do hereby convey unto **Michael A. Favata and Sharon M. Favata, 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:

Lots Five (5) and Six (6) in Block One (1) of Nicholson's Addition to the Original Town of Earlham, 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)
) SS:
 COUNTY OF)

Dated: 7.8.03

On this 8th day of July, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **William L. Smith and Susan E. Smith, 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.

William L. Smith
 William L. Smith

Susan E. Smith
 Susan E. Smith

Jane E. Krumm
 Notary Public in and for Said State

