

FILED NO. **4200**
BOOK **2003** PAGE **4200**
2003 JUL 16 PM 3:35
(3:35 PM)
NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

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

COMPUTER
RECORDED
COMPARED

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



Address Tax Statement: **Mary E. Austin**
2423 Willow Bend Tr., St. Charles, IA 50240

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of **ONE**
Dollar(s) and other valuable consideration,
BRUCE G. AUSTIN, a/k/a BRUCE AUSTIN and MARY E. AUSTIN, a/k/a MARY AUSTIN,
Husband and Wife,

do hereby Convey to
MARY E. AUSTIN,

the following described real estate in **Madison** County, Iowa:

All that part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying South and East of the right-of-way of the Chicago Great Western Railroad, and the West Fifteen (15) Acres of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Eleven (11) and the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Fourteen (14), all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

This Deed is between a husband and wife. Therefore, no Declaration of Value or Groundwater Statement is required.

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
MADISON COUNTY,

Dated: July 11, 2003
ss: [Signature]
Bruce G. Austin (Grantor)

On this 11th day of July, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared **Bruce G. Austin and Mary E. Austin**

[Signature]
Mary E. Austin (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.

[Signature]

(Grantor)

(Grantor)

(This form of acknowledgment for individuals)
DIANE M. DANIELS
Commission Number **155852**
My Commission Expires **4-5-05**