

REAL ESTATE TRANSFER  
 TAX PAID 39  
 STAMP #  
\$ 220.80  
Michelle Utsler  
 RECORDER  
62503 Madison  
 DATE COUNTY

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

COMPUTER   
 RECORDED   
 COMPARED

FILED NO. 3697  
 BOOK 2003 PAGE 3697  
 2003 JUN 25 PM 2:38

MICKI UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA  
 (wt) PH # (515) 453-6264

Return to:  
 IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266

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

Mail tax statements to:  
 Kenneth M. Bowen, 3115 John Wayne Dr., Winterset, IA 50273

File #14305007

\$ 138,500.00

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Gabriel Cork and Shelby Cork, husband and wife**, do hereby convey unto **Kenneth M. Bowen and Patricia J. Bowen, 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**:

**Parcel "C" located in the Southwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> Principal Meridian, Madison County, Iowa, as shown in Plat of Survey filed in Book 2, Page 442 on February 14, 1994 in the Office of the Recorder of Madison County, Iowa; AND Parcel "D" located in the Southwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2, Page 491 on August 2, 1994 in the Office of the Recorder of 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 )  
 )  
 COUNTY OF MADISON ) SS:

Dated: June 16, 2003

On this 16<sup>th</sup> day of June, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **Gabriel Cork and Shelby Cork, 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.

Gabriel Cork  
 Gabriel Cork

Shelby Cork  
 Shelby Cork

Connie Harvey  
 Notary Public in and for the said State

