

REAL ESTATE TRANSFER
TAX PAID 7
STAMP #
\$ 159.20
MICHELLE UTSLER
RECORDER
7-2-03 MADISON
DATE COUNTY

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

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2003 3901
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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 3501 Westown Pkwy., West Des Moines, IA 50266

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

(cc) PH # (515) 453-5724

Mail tax statements to:
Jason & Melissa Wells, 101 N. Lumber St., St. Charles, IA 50240

File #2305052

\$ 100,000.00 XY

WARRANTY DEED

For the consideration of One (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Daniel L. Kozak, Jr. and Tracy S. Kozak, husband and wife**, do hereby convey unto **Jason Wells and Melissa Wells, 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:

The South Sixty (60) feet of Lots One (1) and Two (2) in Block Eight (8) of Hartman & Young's Addition to the Town of St. Charles, 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.

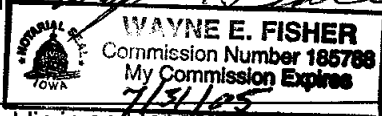
STATE OF IOWA)
COUNTY OF Polk) SS:

Dated: 7/21/03

On this 1 day of July, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **Daniel L. Kozak, Jr. and Tracy S. Kozak, 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.

[Signature]
Daniel L. Kozak, Jr.

[Signature]
Tracy S. Kozak



Notary Public in and for said State

W&M