

REAL ESTATE TRANSFER  
TAX PAID 17  
STAMP #  
\$ 191.20  
Micki Utsler  
RECORDER  
7-7-03  
DATE COUNTY

REC \$ 10  
AUD \$ 5  
R.M.F. \$ 5

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FILED NO. 3954  
BOOK 2003 PAGE 3954  
2003 JUL -7 PM 2:41

MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA  
758-2267

Preparer Information Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267  
Individual's Name Street Address City Phone

Address Tax Statement: Richard L. Walters, P.O. Box 409, Boyce, Virginia 22620

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED

For the consideration of ---One Hundred Twenty Thousand  
Dollar(s) and other valuable consideration,  
THOMAS H. WOOD, a single person; MARIANNA LEDLIE, a single person, by Thomas H. Wood her  
attorney-in-fact,

do hereby Convey to  
RICHARD L. WALTERS,

the following described real estate in Madison County, Iowa:

Lots Six (6), Seven (7), Eight (8), and the South Twenty (20) feet of Lot Nine (9) in Block Two (2) of B.F. Allen's Addition to the City of Earlham, Madison County, Iowa, and a tract of land located in said Block Two (2) of B.F. Allen's Addition described as follows: Commencing at the Southwest Corner of Lot Five (5), thence due West to the Southeast Corner of Lot Six (6), thence North Three Hundred Forty (340) feet to a point Forty (40) feet due North of the Northeast Corner of Lot Ten (10), thence East to a point Forty (40) feet due North of the Northwest Corner of Lot One (1), thence South to the point of beginning, being the tract of land which was platted as an alley running North and South in said Block Two (2).

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,  
On this 30th day of June,  
2003, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Thomas H. Wood

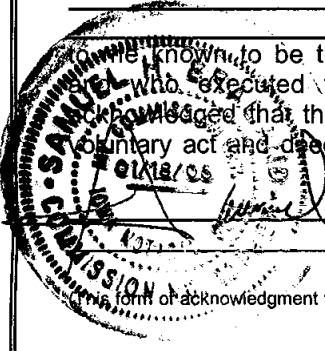
Dated: June 30, 2003

Thomas H. Wood  
Thomas H. Wood (Grantor)

Thomas H. Wood  
Thomas H. Wood, attorney-in-fact (Grantor)  
for Marianna Ledlie

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

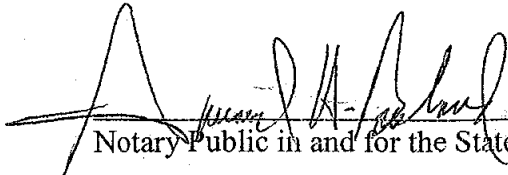


I know to be the identical persons named in  
who executed the foregoing instrument and  
I know that they executed the same as their  
voluntary act and deed.  
Samuel H. Braland  
Notary Public  
form of acknowledgment for individual grantor(s) only

STATE OF IOWA :  
 : SS  
COUNTY OF MADISON :

On this 30th day of June, 2003, before me, a notary public in and for the State of Iowa, personally appeared Thomas H. Wood, to me known to be the person who executed the foregoing instrument in behalf of Marianna Ledlie, and acknowledged that that person executed the same as the voluntary act and deed of said Marianna Ledlie.



  
Notary Public in and for the State of Iowa.