

REAL ESTATE TRANSFER
 TAX PAID 26
 STAMP #
 \$ 207.20
Michelle Utsler
 RECORDER
8-18-03 Madison
 DATE COUNTY

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

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FILED NO. 4873
 BOOK 2003 PAGE 4873
 2003 AUG 18 AM 10:55
 MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Return to:
IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266 (wt) PH # (515) 453-6264

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

Mail tax statements to:
 Steven J. Stark, 1712 S. 4th Ave., Winterset, IA 50273

File #14307004

\$ 139,000.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Eric M. Summers and Roann E. Summers, husband and wife**, do hereby convey unto **Steven J. Stark and Kathy J. Stark, 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**:

A parcel of land described as commencing at the Northeast Corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 00°00'00" along the East line of said Northwest Quarter (1/4) of the Southeast Quarter (1/4) 985.40 feet to the Point of Beginning; thence North 89°34'00" West 212.16 feet to the Northeast corner of Lot No. One (1), Seven Oaks Subdivision; thence South 00°15'00" West 200.00 feet; thence South 89°34'00" East 213.03 feet to the East line of said Northwest Quarter (1/4) of the Southeast Quarter (1/4); thence North 00°00'00" 200.00 feet to the Point of Beginning containing 0.9761 acres including 0.1967 acres of county road right of way



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)
) SS:
 COUNTY OF Madison)

Dated: Aug. 14 2003

On this 14 day of August, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **Eric M. Summers and Roann E. Summers, 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.

Eric M. Summers
 Eric M. Summers

Roann E. Summers
 Roann E. Summers

John S. Shaw
 Notary Public in and for the said State

