

REAL ESTATE TRANSFER
 TAX PAID 54
 STAMP #
 \$ 143.20
 Michelle Utaler
 RECORDER
 1-28-03 Madison
 DATE COUNTY

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

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FILED NO. 4407
 BOOK 2003 PAGE 4407
 2003 JUL 28 AM 11:58

MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

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

Return to:
 FIRST REALTY, 3501 Westown Parkway, West Des Moines, Iowa 50266

(SAS) PH # (515) 453-4681

Mail tax statements to:
 CHAD TOMLINSON, 255 S W WALNUT, EARLHAM, IOWA 50072

File #151306036

\$90,000.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **BETTY J. JOHNS, F/K/A BETTY J. LOOMIS, AND JACK L. JOHNS, wife and husband**, do hereby convey unto **CHAD TOMLINSON AND DORA TOMLINSON, 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 "B" LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4), OF SECTION ONE (1), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-NINE (29) WEST OF THE 5TH P.M., CITY OF EARLHAM, MADISON COUNTY, IOWA, CONTAINING 0.452 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN B OOK 2003, PAGE 3120 ON MAY 29, 2003, 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)
) SS:
 COUNTY OF)

Dated: 7-15-03

On this 15th day of July, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **BETTY J. JOHNS, FKA BETTY J. LOOMIS, AND JACK L. JOHNS, WIFE AND HUSBAND**, 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.

Betty J. Johns
 BETTY J. JOHNS, FKA LOOMIS

Jack L. Johns
 JACK L. JOHNS

Anne M. Graham
 Notary Public in and for the State of Iowa

