

REAL ESTATE TRANSFER
TAX PAID 62
STAMP #
\$ 71.20
Michelle Utsler
RECORDER
7-30-03 Madison
DATE COUNTY

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

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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information G. Stephen Walters, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731
Individual's Name Street Address City Phone

Address Tax Statement: Juan D. Zepeda
302 W. Main Street, St. Charles, IA 50240

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of 45,000.00
Dollar(s) and other valuable consideration,
George S. Hutton and Bridget S. Hutton, Husband and Wife

do hereby Convey to
Juan D. Zepeda and Ismael D. Zepeda, as joint tenants with full rights of survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:
Lot Three (3) in the Fox Ridge Final Plat in Madison County, Iowa, recorded on September 15, 2000, in Book 3 on Page 630 in the office of the Madison County, Iowa, Recorder, subject to easements of record.

This Warranty Deed is given in fulfillment of a Real Estate Contract recorded on July 1, 2002, in Book 2002 on Page 3183 in the office of the Madison County, Iowa, Recorder.

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.

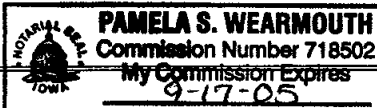
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA, Dated: 7-28-03
Madison COUNTY, SS:
On this 28th day of July, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared George S. Hutton and Bridget S. Hutton, Husband and Wife
George S. Hutton (Grantor)
Bridget S. Hutton (Grantor)

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.

Pamela S. Wearmouth
Notary Public (Grantor)

(This form of acknowledgment for individual grantor(s) only)



V Steve Walters