

REAL ESTATE TRANSFER  
TAX PAID 9

STAMP #  
\$ 431.20  
Michelle Utsler  
RECORDER  
8-6-03 Madison  
DATE COUNTY

REC \$ 51.80  
AUD \$ 51.80  
R.M.F. \$ 51.80

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COMPARED

FILED NO. 4635  
BOOK 2003 PAGE 4635  
2003 AUG -6 PM 2:46

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 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Mail tax statements to:  
Robert J. Boardman, 2817 Clark Tower Rd., Winterset, IA 50273

File #14306004

\$ 270,000.00

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Russell W. Utsler and Jeannie M. Utsler, husband and wife**, do hereby convey unto ~~Robert J. Boardman~~ **BETHENE A. BOARDMAN 1997 DECLARATION OF TRUST** and ~~Robert J. Boardman, 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 East Half (E 1/2) of the Northeast Quarter (NE 1/4) of Section One (1), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 13.381 acres, as shown in Plat of Survey filed in Book 2003, Page 1057 on February 26, 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 MADISON )

Dated: July 28, 2003

On this 28 day of July, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **Russell W. Utsler and Jeannie M. Utsler, 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.

Russell W. Utsler  
**Russell W. Utsler**

Jeannie M. Utsler  
**Jeannie M. Utsler**

Connie Harvey  
Notary Public in and for the said State

