

REAL ESTATE TRANSFER
TAX PAID 19
STAMP #
\$ 64.80
Michelle Utzler
RECORDER
8-12-03 DATE Madison COUNTY

REC \$ 5.00
AUD \$ 3.00
R.M.F. \$ 5.00

COMPUTER
RECORDED
COMPARED

FILED NO. 4752
BOOK 2003 PAGE 4752
2003 AUG 12 PM 4:20
4:20 PM
NICKI 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: Michael P. Mallaney
5600 Woodland Ave., West Des Moines, IA 50266

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of 41,000.00
Dollar(s) and other valuable consideration,
Randy Lee Titus, an unmarried person, and Nancy Sue Titus, an unmarried person
do hereby Convey to
Michael P. Mallaney, an unmarried person

the following described real estate in Madison County, Iowa:
The East 141.2 feet of Lot Eight (8), and Lot Five (5), except the following described portion of Lot Five (5): That portion of Lot Five (5) lying North of the following described line: Beginning at a point on the East line of said Lot Five (5), 100 feet South of the Northeast Corner of said Lot Five (5), thence Westerly on a bearing of South 81°43' West a distance of 465.7 feet to the Southeast Corner of Lot Seven (7), being a point on the West line of said Lot Five (5), all in Berglund Rural Estates Sub-District, Madison County, Iowa

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, ss:
MADISON COUNTY,
On this 2 day of Aug, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Randy Lee Titus, an unmarried person and Nancy Sue Titus, an unmarried person 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.

Dated: 8-2-03
Randy Lee Titus (Grantor)
Nancy S. Titus (Grantor)
(Grantor)
(Grantor)

Carol E Landis
Notary Public

(This form of acknowledgment for individuals is for (0) only)
CAROL E. LANDIS
Commission Number 198163
My Commission Expires Aug 31 2004