

REAL ESTATE TRANSFER
TAX PAID 24
STAMP #
\$ 20.00
Micki Utsler
RECORDER
91603 Madison
DATE COUNTY

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰
5⁰⁰

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RECORDED
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FILED NO. 5543
BOOK 2003 PAGE 5543

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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Return to Schemmel Law Offices, P.C. 1163 24th St., Ste 200 Des Moines IA 50311
Preparer Information: Charles H. Fagen 502 15th St., P.O. Box 250 Dallas Center, IA 50063 (515) 992-3728
Individual's Name Street Address City Phone



Address Tax Statement: Robert Trausch, 2225 Fairway Heights, Carroll, IA 51401

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of -one-
Dollar(s) and other valuable consideration,
I, CHRISTINE D. MADSEN, a widow not since remarried,

do hereby Convey to
ROBERT TRAUSCH, a married person,

the following described real estate in MADISON County, Iowa:

Lot One (1) of Walnut Cove Estates Subdivision, Plat No. 1, located in the Northwest Quarter (NW 1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This Deed is given in partial fulfillment of a certain Real Estate Contract recorded September 17, 1998, in Book 129, Page 615 in the Office of the Madison County Recorder. ^{139,}

Declaration of Value: \$ 12,800.⁰⁰

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: September 8, 2003

DALLAS COUNTY,
On this 8th day of September,
2003, before me, the undersigned, a Notary
Public in and for said State, personally appeared
CHRISTINE D. MADSEN,
a widow not since remarried,

Christine D. Madsen
CHRISTINE D. MADSEN (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.

(Grantor)

(Grantor)

Charles H. Fagen
Notary Public

(Grantor)

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

