

REAL ESTATE TRANSFER  
TAX PAID 34  
STAMP #  
\$ 13.60  
RECORDER  
9-19-03  
DATE COUNTY

cc

FILED NO. 5630

BOOK 2003 PAGE 5630

2003 SEP 19 PM 4:05

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

COMPUTER   
RECORDED   
COMPARED

Preparer Information Kristine Corcoran Frye, 520 - 35th Street, Des Moines, Ia 50312, (515) 274-3800  
Individual's Name Street Address City

NICKI UYSLER  
RECORDER

MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



Address Tax Statement: Amanda Magruder  
1671 - Hwy 169, Winterset, IA 50273

### WARRANTY DEED

\$ 8989.50

For the consideration of One  
Dollar(s) and other valuable consideration,  
Alan W. Magruder and Helene B. Magruder, husband and wife,

do hereby Convey to  
Amanda Magruder, f/k/a Amanda Magruder Bunning, a single person,

the following described real estate in Madison County, Iowa:

All that part of the existing Parcel "F", which is a part of the previously surveyed Parcel "D", located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa



partial J.O.

Exemption 1: Deed in fulfillment of Real Estate Contract dated October 27, 2000, filed October 27, 2000, and recorded in Book 143, page 194 of the Madison County Recorder's Office.

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: 9/16/03

Dallas COUNTY, ss:  
On this 16<sup>th</sup> day of September,  
2003, before me, the undersigned, a Notary Public in and for said State, personally appeared  
Alan W. Magruder and Helene B. Magruder, husband and wife,

Alan W. Magruder  
Alan W. Magruder (Grantor)

Helene B. Magruder  
Helene B. Magruder (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.

Holly R. Semple

Notary Public

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

