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Des Moines Iowa
50311

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

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

cc
FILED NO. 5715
BOOK 2003 PAGE 5715
2003 SEP 23 AM 11:35

NICKI UTSLER
RECORDER
(515) 992-3728

Preparer Information: Charles H. Fagen, 502 15th St., P.O. Box 250, Dallas Center, IA 50063
Individual's Name Street Address City Phone



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

\$12,800.00/xx

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 Nineteen (19) of Walnut Cove Estates Subdivision, Plat No. 2, 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.

Declaration of Value: \$ 12,800.00

REAL ESTATE TRANSFER
TAX PAID <u>43</u>
STAMP #
\$ <u>20.00</u>
<u>Michelle Utzler</u>
RECORDER
<u>9-23-03 Madison</u>
DATE COUNTY

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 Warranty 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

ss: 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.

Charles H. Fagen
Notary Public

(Grantor)

(Grantor)

(Grantor)

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

