

REAL ESTATE TRANSFER  
TAX PAID 37  
STAMP #  
\$ 23.20  
Micki Utsler  
RECORDER  
8-27-03 Madison  
DATE COUNTY

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

COMPUTER   
RECORDED   
COMPARED

5101  
FILED NO.  
BOOK 2003 PAGE 5101  
(PAGE 5101)  
2003 AUG 27 AM 10:48  
10:48am  
MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name

Street Address

City

Phone

Address Tax Statement : Phillip and Brenda Clifton  
2601 N. John Wayne Dr., Winterset, IA 50273

SPACE ABOVE THIS LINE FOR RECORDER



### SPECIAL WARRANTY DEED

For the consideration of FIFTEEN THOUSAND

Dollar(s) and other valuable consideration,

JERRY L. SCHWERTFEGER and BETH A. SCHWERTFEGER, Husband and Wife,

do hereby Convey to

PHILLIP J. CLIFTON and BRENDA R. CLIFTON, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common,

the following described real estate in Madison County, Iowa:

Parcel "F", as shown in the Amended Plat of Survey located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., dated May 5, 2003, and filed May 21, 2003, in Book 2003, Page 2990 of the Recorder's office of Madison County, Iowa, and as amended by Affidavit dated August 15, 2003, and filed August 19, 2003, in Book 2003, Page 4934 of the Recorder's Office of Madison County, Iowa.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: Aug. 23, 2003

MADISON COUNTY, ss:

On this 23 day of Aug,  
2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Jerry L. Schwertfeger and Beth A. Schwertfeger

Jerry L. Schwertfeger  
Jerry L. Schwertfeger (Grantor)

Beth A. Schwertfeger  
Beth A. Schwertfeger (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.

Jerrold B. Oliver  
Notary Public

(Grantor)

(Grantor)

(This form of acknowledgment for individual)

**JERROLD B. OLIVER**  
Commission Number 201442  
My Commission Expires  
August 26, 2006