

REAL ESTATE TRANSFER
 TAX PAID 44
 STAMP #
 \$ 163.20
 Michelle Utsler
 RECORDER
 8-24-03 madison
 DATE COUNTY

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

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FILED NO. 5174
 BOOK 2003 PAGE 5174
 2003 AUG 29 PM 2:26

MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Return to: IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266 (wt) PH # (515) 453-6264

This instrument prepared by: ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Mail tax statements to: Sarah Schultz, 507 W. Jefferson, Winterset, IA 50273

File #14306011

163.20
 \$ 102,500.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Randy L. Hanlon, a single person**, does hereby convey unto SARAH SCHULTZ and ADAM SCHULTZ, wife and husband, the following described real estate in **Madison County, Iowa**:

Lot Seven (7) in Block Ten (10) of West Addition to the Original town of Winterset, Madison County, Iowa



SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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)
)
 COUNTY OF MADISON) SS:

Dated: August 18, 2003

On this 18 day of August, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **Randy L. Hanlon, a single person**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

Randy L. Hanlon
 Randy L. Hanlon

Connie Harvey
 Notary Public in and for the said State

