

REAL ESTATE TRANSFER
TAX PAID <u>4</u>
STAMP #
\$ <u>255.20</u>
<u>Michelle Utsler</u>
RECORDER
<u>9-3-03</u> <u>Madison</u>
DATE COUNTY

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

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

FILED NO. 5256  
 BOOK 2003 PAGE 5256  
**2003 SEP-3 PM 12:18**

MICKI UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

Return to Re/Max Real Estate Group, 6900 University, Des Moines, IA 50311

Preparer

Information Larry L. Tuel #005633, 6900 University, Suite B, Des Moines, IA 50311-1541, (515) 271-7766

Individual's Name Street Address City Phone

Tax Statement to: Jason D. Downey and Melissa B. Heston - 314 W. Carpenter Street, St. Charles, IA 50240

**\$ 160,000.00/xx WARRANTY DEED -JOINT TENANCY**

For the consideration of One & 00/100 Dollar and other valuable consideration, Ronald K. Bedford and Stacy S. Bedford, husband and wife, do hereby convey to Jason D. Downey and Melissa B. Heston, both single persons, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot 42 of Kephart's Addition to St. Charles, Plat No. 2, a Subdivision in the City of St. Charles, Madison County, Iowa.



Property Address: 314 W. Carpenter Street, St. Charles, IA 50240

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.

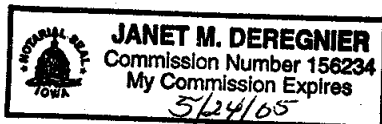
Dated: 8-25-03

Ronald K. Bedford  
 Ronald K. Bedford (Grantor)

Stacy S. Bedford  
 Stacy S. Bedford (Grantor)

STATE OF IOWA, POIK COUNTY, ss:

On this 25<sup>th</sup> day of August, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared, Ronald K. Bedford and Stacy S. Bedford, husband and wife, 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.



Janet M. Deregner  
 Notary Public