

REAL ESTATE TRANSFER
 TAX PAID 12
 STAMP #
 \$ 164.00
 Michelle J. Foster
 RECORDER
 9-10-03 Madison
 DATE COUNTY

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

COMPUTER
 RECORDED
 COMPARED

FILED NO: 5417
 BOOK 2003 PAGE 5417
 2003 SEP 10 PM 3:11

NICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

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

Return to:
 IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266

(wt) PH # (515) 453-6264

Mail tax statements to:
 Denny R. Peterson, 719 N. 1st Avenue, Winterset, IA 50273

File #14308001

\$ 103,000.00/xx **WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Virginia D. Coughenour, a single person, by and through Bruce Nystrom, as attorney-in-fact**, does hereby convey unto **Denny R. Peterson and Lynne K. Peterson, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following-described real estate in Madison County, Iowa:

Lot Six (6) and the South 47 1/8 feet for Lot Five (5) of the Resubdivision of Block Twenty (20) of Pitzer & Knight's Addition to the 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)
) SS:
 COUNTY OF Clay)

Dated: 8/25/03

On this 25 day of August, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **Virginia D. Coughenour, by and through Bruce Nystrom, as attorney in fact**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that Bruce Nystrom, as attorney-in-fact for the Grantor, executed the instrument as the voluntary act and deed of Grantor and of the attorney-in-fact.

Bruce Nystrom
 By: Bruce Nystrom
 As attorney-in-fact



Diane Berg
 Notary Public in and for the State of Iowa