

REAL ESTATE TRANSFER
 TAX PAID 51
 STAMP #
\$ 172.80
Michelle Utzler
 RECORDER
9-25-03 Madison
 DATE COUNTY

REC \$ 5.00
 AUD \$ 5.00
 R.M.F. \$ 1.00
5

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FILED NO. 5769
 BOOK 2003 PAGE 5769
 2003 SEP 25 PM 1:54

MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

This instrument prepared by:
 ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 3501 Westown Pkwy., West Des Moines, IA 50266

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

(cc) PH # (515) 453-5724

Mail tax statements to:
 Vincent L. & Dorothy G. Mullarkey, 812 N. 6th Ave. Circle, Winterset, IA 50273

File #7308079

\$ 108,500.00

WARRANTY DEED

For the consideration of One (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Ruth Gorman, a single person**, does hereby convey unto **Vincent L. Mullarkey and Dorothy G. Mullarkey, 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:

Parcel 6B of Fieldstone Addition to the City of Winterset, Madison County, Iowa, and an undivided 1/22nd interest in the common areas and facilities of Fieldstone Townhouses as shown in the Declaration of Covenants, Conditions and Restrictions of Fieldstone Townhouses recorded in Town Lot Deed Record 59, Page 634 of the Recorder's Office of 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 Blk)

SS:

Dated: 9/16/03

On this 16 day of September, 20 03, before me the undersigned, a Notary Public in and for said State, personally appeared **Ruth Gorman, a single person**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

X Ruth Gorman
 Ruth Gorman

[Signature]
 Notary Public in and for said State

