

REAL ESTATE TRANSFER
TAX PAID 38
STAMP #
\$ 131.20
Michelle Utsler
RECORDER
11/24/03 Madison
DATE COUNTY

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.25

COMPUTER
RECORDED
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FILED NO. 6973
BOOK 2003 PAGE 6973
(PAGE 6973)
2003 NOV 24 AM 11:44
(11:44 AM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Lewis H. Jordan, P.O. Box 230, Winterset, IA 50273, (515) 462-3731
Individual's Name Street Address City Phone

Address Tax Statement: Brian Swanson, 502 South 1st Avenue,
Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

\$2,500.00

For the consideration of EIGHTY-TWO THOUSAND FIVE HUNDRED-----(\$82,500.00)---
Dollar(s) and other valuable consideration,
Larry M. Welch and Nancy E. Welch, Husband and Wife

do hereby Convey to
Brian Swanson, a single person,

the following described real estate in Madison County, Iowa:

**Lots One (1) and Two (2) in Block One (1) of Bowlsby's Addition to the Town of Winterset,
Madison County, Iowa**



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.

STATE OF IOWA

Dated: 11-14-03

MADISON COUNTY, ss:

On this 14 day of November,
2003, before me, the undersigned, a Notary Public in and for said State, personally appeared
Larry M. Welch and Nancy E. Welch

Larry M. Welch
Larry M. Welch (Grantor)

Nancy E. Welch
Nancy E. Welch (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.

Carol Kiernan
Carol Kiernan
Notary Public

(Grantor)

(Grantor)

(This form of acknowledgment is for individual grantor(s) only)

CAROL KIERNAN
Commission Number 010892
My Commission Expires
February 18, 2005