

REAL ESTATE TRANSFER
TAX PAID 48
STAMP #
\$ 109.60
Michelle Utsler
RECORDER
11-26-03 Madison
DATE COUNTY

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰
5⁰⁰

COMPUTER
RECORDED
COMPARED

FILED NO. 7062
BOOK 2003 PAGE 7062
2003 NOV 26 PM 2:27
NICKI 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:
Eric David Morrison, 209 N. Cherry, St. Charles, IA 50240 File #153310012

*69,000.⁰⁰

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **David J. Robbins, a single person**, does hereby convey unto **Eric David Morrison, a single person**, the following-described real estate in **Madison County, Iowa**:

Lot Four (4) in Block Two (2) of Clanton's Addition of 1888 to the Town of St. Charles in 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 Warren)

Dated: 11/22/03

On this 22 day of Nov., 2003,
before me the undersigned, a Notary Public in
and for said State, personally appeared **David J.
Robbins, 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.

David J. Robbins
David J. Robbins

Neal Fry
Notary Public in and for the said State

