

REAL ESTATE TRANSFER

TAX PAID 46

STAMP # 145-60

Michelle Utzler
RECORDER

11-26-03 Madison
DATE COUNTY

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

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COMPUTER
RECORDED
COMPARED

MICKI UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer and RETURN TO: David J. Erbes, 3210 100th Street, Des Moines, Iowa 50322, (515) 457-3027
Information Individual's Name Street Address City Phone



Address Tax Statement: Beth Gray, 209 N. Walnut, St Charles, Iowa 50240

SPACE ABOVE THIS LINE
FOR RECORDER

91,500⁰⁰

WARRANTY DEED

For the consideration of One
Dollar(s) and other valuable consideration,
Bruce E. Flickinger and Barbara D. Flickinger, husband and wife

do hereby Convey to
Beth Gray, a single person

the following described real estate in Madison County, Iowa:
The South Half (1/2) of Lots Three (3) and Four (4) in Block One (1) of Clanton's Addition of 1888 to the Town of St. Charles, Madison County, Iowa.



Subject to covenants, easements and restrictions of record, if any.

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: Nov 24th, 2004

Madison COUNTY, ss:
On this 25th day of November, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Bruce E. Flickinger and Barbara D. Flickinger, husband and wife

Bruce E. Flickinger
Bruce E. Flickinger (Grantor)

Barbara D. Flickinger
Barbara D. Flickinger (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. _____ (Grantor)

Mary L. Erickson
Notary Public (Grantor)

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

