

REAL ESTATE TRANSFER
TAX PAID 19
STAMP #
\$ 82.40
Michelle Utzler
RECORDER
1-12-04 Madison
DATE COUNTY

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

COMPUTER
RECORDED
COMPARED

FILED NO. 168
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2004 JAN 12 PM 2:53

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:

Heather Blanchard, 618 W. Fremont, Winterset, IA 50273

File #14311010

\$ 51,900.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Carl Edward Adams, a single person**, does hereby convey unto **Heather Blanchard, a married person**, the following-described real estate in **Madison County, Iowa**:

Commencing at the Northeast corner of Lot Three (3) in Berger's Four Acre Lot in Winterset, Madison County, Iowa, and running thence West 66 feet, thence South 132 feet, thence East 66 feet, thence North 132 feet, to the place of beginning



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 MADISON)

Dated: January 9, 2004

On this 9th day of January, 2004, before me the undersigned, a Notary Public in and for said State, personally appeared **Carl Edward Adams, a single person**, 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.

Carl Edward Adams
Carl Edward Adams

Connie Harvey
Notary Public in and for the said State

