

REAL ESTATE TRANSFER  
TAX PAID 20  
STAMP #  
\$ 63.20  
Michelle Utaler  
RECORDER  
1-13-04 Madison  
DATE COUNTY

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

COMPUTER   
RECORDED   
COMPARED

FILED NO. 177  
BOOK 2004 PAGE 177  
2004 JAN 13 AM 11:01

NICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, POB 230, Winterset, (515) 462-3731

Individual's Name

Street Address

City

Phone



Address Tax Statement: Charles F. Tibben  
3365 Settlers Avenue, Truro, IA 50257-8028

\$ 40,000.00

SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED

For the consideration of One  
Dollar(s) and other valuable consideration,  
Frank C. Tibben and Marilyn S. Tibben, Husband and Wife

do hereby Convey to  
Charles F. Tibben

the following described real estate in Madison County, Iowa:

The East Half (E1/2) of the Southeast Quarter (SE1/4) of Section Thirty-one (31) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This Deed is given in satisfaction of a Real Estate Contract recorded in Book 2002, Page 910 of the Recorder's Office of Madison County, Iowa. Therefore, no Declaration of Value or Groundwater Statement is required.

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: Dec. 22, 2003

MADISON COUNTY,

ss:

On this 22 day of Dec, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Frank C. Tibben and Marilyn S. Tibben

Frank C Tibben  
Frank C. Tibben (Grantor)

Marilyn S Tibben  
Marilyn S. Tibben (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.

Jerrold B. Oliver

Notary Public



**JERROLD B. OLIVER**  
Commission Number 201442  
My Commission Expires  
August 26, 2006

(Grantor)

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