

91,430

REC \$ 5.00
AUD \$ 3.00
R.M.F. \$ 1.00
5.00

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>

REAL ESTATE TRANSFER
TAX PAID 30
STAMP #
\$ 145.50
RECORDER
1-21-04 MADISON
DATE COUNTY

FILED NO. **314**
 BOOK 2004 PAGE 314
 2004 JAN 21 PM 2:17
 MICKI 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:
 Lori J. Faux, 709 E. South, Winterset, IA 50273

File #14312003

WARRANTY DEED

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

Lots 5 and 6 in Block 6 of Laughridge and Cassiday's Addition to the Town of Winterset, 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 Madison)

Dated: 1-8-04

On this 8 day of Jan, 2004, before me the undersigned, a Notary Public in and for said State, personally appeared **Avery C. Sanderson, 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.

Avery C. Sanderson
Avery C. Sanderson

[Signature]
 Notary Public in and for the said State

