

REAL ESTATE TRANSFER  
TAX PAID 28  
STAMP #  
\$ 212.00  
Michelle Utzler  
RECORDER  
12-17-03  
DATE COUNTY

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

FILED NO. 7362  
BOOK 2003 PAGE 7362  
2003 DEC 17 AM 11:14

COMPUTER   
RECORDED   
COMPARED

NICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA  
PH # (515) 279-0623

This instrument prepared by:  
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Return to:  
ESCROW PROFESSIONAL COMPANY, 1401 - 50<sup>th</sup> Street, Suite 105, West Des Moines, Iowa 50266

✓ Mail tax statements to:  
Alberta Kay Jones, 202 S. 10<sup>th</sup> Street, Winterset, Iowa  
**033344**

File # CLT

\$ 133,000.00

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration,  
**Mary E. Phillips, a single person**, does hereby convey unto **Alberta Kay Jones, a single person**, the following-described real estate in Madison County, Iowa:

**Lot Fifty-four (54) of HONOR'S ACRES SECOND ADDITION to the Town of Winterset, Madison County, Iowa.**



Locally known as 202 S. 10<sup>th</sup> Street, Winterset, Iowa.

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 )  
) SS:  
COUNTY OF MADISON )

Dated: 11-24-, 2003

On this 24 day of NOV, 2003,  
before me the undersigned, a Notary Public in  
and for said State, personally appeared **Mary E.  
Phillips, a single person**, to me known to be  
the identical person named in and who executed  
the foregoing instrument and acknowledged that  
she executed the same as her voluntary act and  
deed.

Mary E. Phillips  
Mary E. Phillips

Randy Wenc  
Notary Public in and for the State of Iowa

