

ENTERED FOR TAXATION!
THIS 2 DAY OF June 2005
Joan Walsh
Debby Corkran

MCA

Return to:

IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266 (wt) PH# (515) 453-6264

RECORDED
COMPARSED

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

Mail tax statements to:
Winterpear, L.L.C., 318 South 16th, Winterset, IA 50273

File #14412014

\$225,000.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Raymond Lee Wenger and Diana L. Wenger, husband and wife**, do hereby convey unto **Winterpear LLC**, the following-described real estate in **Madison County, Iowa**:

Lot Eleven (11) of Helen McCall Huntoon Addition - Plat No. 3 to the City of Winterset, Madison County, Iowa



\$300,000.00 less \$75,000.00 personal property. Total consideration \$225,000.00

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: 5-31-05

On this 31st day of May, 2005, before me the undersigned, a Notary Public in and for said State, personally appeared **Raymond Lee Wenger and Diana L. Wenger, husband and wife**, 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.

Raymond Lee Wenger
Raymond Lee Wenger

Diana L. Wenger
Diana L. Wenger

Connie Harvey
Notary Public in and for the said State

