THIS 4 DAY OF May 2005

Chay Wilch

Libby Corkvan

DEPUTY ASSISTANT

Document 2005 1993

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Rev Transfer Tax \$183.20 Rev Stamp# 195 DOV# 189

MICHELLE "MICKI" UTSLER, COUNTY RECORDER MADISON IOWA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 – 73rd Street, Urbandale, Iowa 50322

COMPUTER RECORDED COMPARED

Return to:

IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266

(jds for DLV) PH # (515) 453-6211

Mail tax statements to:

Zachary B. Newton and Jessica V. Newton 317 E Washington St, Winterset, IA 50273

File #6504029

WARRANTY DEED

For the consideration of One (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Marcus W. Wood and Tania C. Wood, husband and wife**, do hereby convey unto **Zachry B. Newton**, a married person, the following-described real estate in Madison County, lowa:

Lot Seven (7) in Block Twenty-seven (27) of the Original 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 TOWA) SS:	Dated: 4/25/05
On this 25th day of April	Allh
2005, before me the undersigned, a Notary Public in and for said State, personally appeared Marcus W. Wood and Tania C. Wood, husband and wife, to me known to be the	Margus W. Wood
identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act	Jani Wood Tania C. Wood
and deed. Next Waddief	رچاپدی KENT WADDILL

Notary Public in and for the said State

mmlssion Number 135373 My Commission Expires