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MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED



100000.

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

✓ Jerrold B. Oliver
P.O. Box 230
Winterset, IA 50273
Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Nicole E. Hunter
215 S 12th Ave.
Winterset, IA 50273

Return Document To: (Name and complete address)

Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

Janice L. Young

Grantees:

Nicole E. Hunter

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One hundred thousand
Dollar(s) and other valuable consideration,
Janice L. Young, Single

do hereby Convey to
Nicole E. Hunter

the following described real estate in Madison County, Iowa:
Lot Forty-seven (47) of Honor's Acres Second Addition to the City of Winterset, Madison County, 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,
COUNTY OF MADISON

Dated: May 11, 2005

This instrument was acknowledged before
me on 5-11-05 by
Janice L. Young

Janice L. Young (Grantor)

(Grantor)

(Grantor)

(Grantor)

Trena Walker, Notary Public

