THIS LODGE DAY OF GUNE 2005

JOHN CONTROL OF GUNE 2005

JOHN CONTROL

35,000

Document 2005 2629

Book 2005 Page 2629 Type 03 001 Pages 1 Date 6/10/2005 Time 11:21 AM Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$55.20 Rev Stamp# 259 DOV# 256

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 V
RECORDED V
COMPARED

Return to:

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

(cc) PH # (515) 453-5724

SATU

Mail tax statements to: Gregory Cleghorn, 109 S. 1st Ave., Winterset, IA 50273

File #7505111

WARRANTY DEED

For the consideration of One (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Robert E. Fitch, II, a single person**, does hereby convey unto **Gregory Cleghorn, a single person**, the following-described real estate in Madison County, lowa:

All that part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-two (22), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5^{th} P.M., Madison County, Iowa, lying West of the public highways as now used and traveled across said 40-acre tract, excepting therefrom a strip 4 ½ rods wide off the West side thereof.

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 <u>Towa</u>)
SS:
COUNTY OF <u>Warren</u>)

On this 9 day of Juny.

2005, before me the undersigned, a Notary Public in and for said State, personally appeared Robert E. Fitch, II, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

Notary Public in and for said State

Notary Public in and for said State

DEBRA L. HOWSARE
COMMISSION NO. 708891
MY COMMISSION EXPIRES
3-19-07

Dated: 6-9-05

Robert E. Fitch, II