THIS & DAY OF Jug 2005

Jubby Conkelon

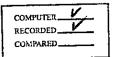
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Document 2005 3793

Book 2005 Page 3793 Type 03 001 Pages 2 Date 8/09/2005 Time 1:45 PM Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$34.40

Rev Transfer Tax \$34.40 Rev Stamp# 361 DOV# 352

MICHELLE "MICKI" UTSLER. COUNTY RECORDER MADISON 10WA



vmcA

This instrument prepared by:

JAMES W. STEINBERG, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322 (wt) Phone # (515) 453-6264

Return to:

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

Mail tax statements to:

JAMES BURHANS, PO Box 3052, Ft. Polk, LA 71549

File #14506004

# 22,000.00

## **WARRANTY DEED**

Legal:

The North Eighty (80) feet of the East Twenty-eight (28) feet of Lot

One (1) Block Eight (8), Original Town of Truro (formerly called Ego),

Madison County, Iowa

AND

Lots Four (4), Five (5) and Six (6) in Block Eight (8) of the Original Town of Truro (formerly called Ego) Madison County, Iowa EXCEPT the North Forty (40) feet of said Lot Six (6) (this being a tract of land laying to the North of a Brick Building now located on the above lot) AND EXCEPT a one half interest in walls abutting said North 40 feet

Address:

126, 128 & 134 Center St., Truro, IA 50257

Parcel ID:

890-89000010801000-00 & 890-890000108050000-00

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Dale Lloyd Lytton and Jeri Lou Lytton**, **husband and wife**, do hereby convey unto **James Burhans**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

ABENDROTH & RUSSELL, P.C.

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** 

On this 28 day of 50, 2005, before me the undersigned, a Notary Public in and for said State, personally appeared Dale Lloyd Lytton and Jeri Lou Lytton, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.

Notary Public in and for said State

BRET A. SMITH
Commission Number 709489
My Commission Expires
4-20-07

Dated: 7-28 - 05, 2005

Dale Lloyd Lytton

Jeri Lou Lyttor