

ENTERED FOR TAXATION
THIS 12 Aug 2002
Joan Welch
Debby Carlson
DEPUTY AUDITOR

Document 2005 3872

Book 2005 Page 3872 Type 03 001 Pages 2
Date 8/12/2005 Time 3:53 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$174.40
Rev Stamp# 368 DOV# 359

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED



\$ 109,500.⁰⁰

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

Preparer Information: (Name, address and phone number)

Michael L. McEnroe
1701 48th Street, Suite 100
West Des Moines, IA 50266
515-267-9000

Taxpayer Information: (Name and complete address)

Elizabeth E. James
510 E. Filmore
Winterset, IA 50273

Return Document To: (Name and complete address)

McEnroe, Gotsdiner, Brewer, Burdette & Steinbach, P.C.
1701 48th Street, Suite 100
West Des Moines, IA 50266

Grantors:

Todd Halverson
Justine J. Halverson

Grantees:

Elizabeth E. James

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One
Dollar(s) and other valuable consideration,
Todd Halverson and Justine J. Halverson, husband and wife,

do hereby Convey to
Elizabeth E. James, a single person,

the following described real estate in Madison County, Iowa:
The North 129.00 feet of the East 58.4 feet of the West 175 feet of Lot One (1) of Depot Addition to the City of Winterset, Madison County, Iowa, containing 7523.9 square feet.

Subject to covenants, restrictions, easements and reservations of record.

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

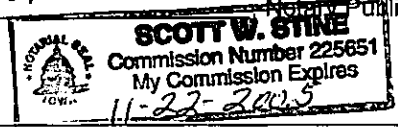
Dated: August 9, 2005

This instrument was acknowledged before
me on August, 2005 by
Todd Halverson and Justine J. Halverson, husband
and wife,

Todd Halverson (Grantor)

Justine J. Halverson (Grantor)

Scott W. Stine
Notary Public



(Grantor)

(Grantor)