

Document 2005 3927

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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$261.60  
Rev Stamp# 374 DOV# 365

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

ENTERED FOR TAXATION  
THIS 16 DAY OF Aug  
Willis L. Salsbury Jr.  
AUDITOR  
Daniel Anthony Rico  
DEPUTY AUDITOR

COMPUTER   
RECORDED   
COMPARED

*TRCA*

This instrument prepared by:  
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 224-8885

Return to:  
ESCROW PROFESSIONAL COMPANY, 1401 - 50<sup>th</sup> Street • Suite 105, West Des Moines, Iowa 50266

Mail tax statements to:  
JENNIFER & DANIEL RICO, 1930 Quarry Trail, Winterset, Iowa 50273

File #VKW (LB)0530263

\$164,600.00

# WARRANTY DEED

Legal: A tract of land commencing at a point 58 rods and 40 feet South of the Northwest corner of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Twenty-three (23), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., running thence East 69 rods; thence South 40 rods; thence West 69 rods; thence North 40 rods to the point of beginning, containing 17.25 acres



Address: 1930 Quarry Trail, Winterset, Iowa

Parcel ID: 4000072364030000; 400072366020000

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Willis L. Salsbury Jr. and Helen M. Salsbury, husband and wife**, do hereby convey unto **Jennifer Joy Rico and Daniel Anthony Rico, wife and husband**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

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 IOWA )

COUNTY OF Warren )

SS:

On this 10 day of August, 2005, before me the undersigned, a Notary Public in and for said State, personally appeared **Willis L. Salsbury Jr. and Helen M. Salsbury, 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.

Lois L. Siddens

Notary Public in and for said State

Dated: August 10, 2005

Willis L. Salsbury Jr.

Willis L. Salsbury Jr.

Helen M. Salsbury

Helen M. Salsbury

