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THIS 13 DAY OF Oct
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AUDITOR
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DEPUTY AUDITOR

Document 2005 4954

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MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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

Preparer Information: (Name, address and phone number)

RETURN Kristian M. Lehmkuhl
122 West Jefferson
Osceola, IA 50213
Phone: (641) 342-2619

Taxpayer Information: (Name and complete address)

Denise Brooks, PO Box 214, Truro, IA 50257

Return Document To: (Name and complete address)

Denise Brooks, PO Box 214, Truro, IA 50257

Grantors:

David M. Chavez

Grantees:

Denise Brooks

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,
David M. Chavez, a single person

do hereby Convey to
Denise Brooks, a single person

the following described real estate in Clarke MADISON County, Iowa:

Lot One (1) and the North 16½ feet of Lot Two (2) in Block Three (3), Atkinson's Addition to the Town of Truro, Madison County, Iowa.

This deed is given between former spouses pursuant to a decree of dissolution of marriage and is exempt from Iowa transfer tax.

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 Polk

Dated: 16 Sept. 2005

This instrument was acknowledged before me on _____ by
David M. Chavez, a single person

David M. Chavez
David M. Chavez (Grantor)

(Grantor)

(Grantor)

(Grantor)

Jenny Happel, Notary Public
JENNY HAPPEL
Notarial Seal - State of Iowa
Commission Number 775432
My Commission Expires NOVEMBER 12, 2006