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ENTERED FOR TAXATION
THIS 28 DAY OF Dec 2005
[Signature]
AUDITOR
[Signature]
DEPUTY AUDITOR

Document 2005 6159

Book 2005 Page 6159 Type 03 001 Pages 2
Date 12/28/2005 Time 12:56 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$23.20
Rev Stamp# 597 DOV# 592

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>



WARRANTY DEED

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

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver
P.O. Box 230
Winterset, IA 50273
Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Clayton K. Stevens
404 N 8th Ave.
Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

Donald R. Hixson
Kimberly A. Hixson

#15,000.00

Grantees:

Clayton K. Stevens

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Fifteen thousand
Dollar(s) and other valuable consideration,
Donald R. Hixson and Kimberly A. Hixson, Husband and Wife

do hereby Convey to
Clayton K. Stevens

the following described real estate in Madison County, Iowa:

The South Sixty-four (64) feet of Lot Eight (8), AND the South Sixty-four (64) feet of the East Four (4) feet of Lot Seven (7), including a one-half (1/2) interest in the party wall on the north side of the above described premises, ALL in ~~Book~~ Block Twenty-three (23), Original Town of Winterset, Madison County, Iowa

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: 12-27-05

This instrument was acknowledged before
me on Dec 27, 2005 by
Donald R. Hixson and Kimberly A. Hixson

Donald R. Hixson
Donald R. Hixson (Grantor)

Kimberly A. Hixson
Kimberly A. Hixson (Grantor)

David A. Koch

Notary Public



DAVID A. KOCH
Commission Number 157339
My Commission Expires
August 16, 2008