



WARRANTY DEED

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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

For the consideration of \_\_\_\_\_ in lieu of foreclosure  
Dollar(s) and other valuable consideration,  
RICKY HALVORSEN, a/k/a Ricky J. Halvorsen and REBECCA HALVORSEN, a/k/a Rebecca S. Halvorsen, Husband and Wife,

do hereby Convey to  
UNION STATE BANK

the following described real estate in Madison County, Iowa:

Lot Five (5) of Burhans West Addition, City of Truro, Madison County, Iowa,  
AND  
Lot Twelve (12) of Burhans West Addition, City of Truro, Madison County, Iowa.

This instrument is intended to be, and does, sell and convey all the Grantors' right, title and interest in and to the above described real estate with warranties are herein provided. This instrument is intended as an absolute sale and conveyance in fee simple and is not given as additional security for any loan, advance or extension of credit by the Grantee. The Grantor further waives any and all rights to repurchase or reacquire from the Grantee the above described real estate and the Grantee may now sell and convey this real estate to any third party.

This instrument gives back real property to the lienholder in lieu of foreclosure\* and is exempt from transfer tax under Iowa Code Section 428A.2(18).

\* of Mortgage filed March 9, 2006 and recorded in Book 2006, Page 910.

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: Sept 2, 2006

This instrument was acknowledged before me on Sept 2, 2006 by Ricky Halvorsen and Rebecca Halvorsen

Ricky J. Halvorsen  
Ricky Halvorsen (Grantor)

Rebecca Halvorsen  
Rebecca Halvorsen (Grantor)

Jeffrey J. Nolan  
**JEFFREY J. NOLAN**  
Commission Number 185167 Public  
My Commission Expires 1-10-08

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)