

*SATC*

AFTER RECORDING RETURN TO:

Brent R. Zimmerman  
8350 Hickman Road, Suite 14  
Des Moines, IA 50325

Prepared by: Brent R. Zimmerman, 8350 Hickman Rd. Ste. 14, Des Moines, IA 50325, 515/278-0427

\$ 109,000.00

Tax Statements: Dwight Glade, 1967 Hogback Bridge Road, Winterset, Iowa 50273.

**WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Gayla Craven, a single person**, does hereby Convey to **Dwight Glade, a single person**, the following described real estate in **Madison** County, Iowa:

That part of the Southwest Quarter (1/4) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows: Commencing at the Southeast corner of the Southwest Quarter (1/4) of said Section Twenty-three (23); thence <sup>on</sup> an assumed bearing of North 00°35'35" East along the east line of said Southwest Quarter (1/4) 1114.12 feet to the point of beginning; thence North 87°30'03" West 94.48 feet; thence South 00°24'13" West 103.65 feet; thence North 89°00'10" West 103.97 feet; thence North 01°37'55" East 144.69 feet; thence North 88°53'10" West 307.11 feet; thence North 01°49'35" East 253.86 feet; thence North 89°58'15" East 497.08 feet to the east line of said Southwest Quarter (1/4); thence South 00°35'35" West along said east line 306.88 feet to the point of beginning, said tract contains 3.40 acres and is subject to a Madison County Highway Easement over the easterly 0.23 acres thereof.

Grantors do hereby Covenant with grantee, and his successor 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.

Dated: 11/2/06

Gayla R. Craven  
Gayla Craven

*Arizona*  
STATE OF ~~IOWA~~, Maricopa COUNTY, Ss:

This instrument was acknowledged before me on this 2nd day of November, 2006, by Gayla Craven, a single person,

 Notary Public State of Arizona  
Maricopa County  
Pat Schauster  
Expires September 03, 2007

Pat Schauster  
Notary Public