

LISA SMITH, COUNTY RECORDER
MADISON IOWA

✓ This instrument prepared by: Don Hixson, 104 West Court, Winterset, IA. 50273 (515-462-1621)
✓ Return to: Clayton Stevens, 404 North 8th Ave., Winterset, IA 50273
Mail tax statements to: Clayton Stevens, 404 North 8th Ave., Winterset, IA 50273

WARRANTY DEED

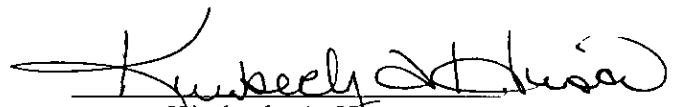
For the consideration of one dollar and no/100 (\$1.00), Donald R. Hixson and Kimberly A. Hixson, Husband and Wife, hereby convey to Clayton K. Stevens the following described real estate in Madison County, Iowa:


The West Ten (10) Feet of the East Fourteen (14) Feet of the North Half of Lot Seven (7) in 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. *Consideration of LESS*
THEN \$500.00

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.

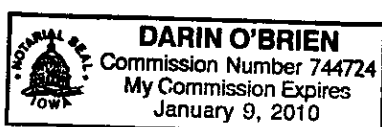
Dated: July 24, 2007

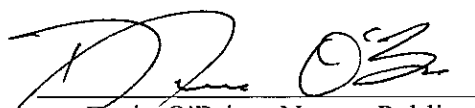

Kimberly A. Hixson


Donald R. Hixson

State of Iowa, County of Madison

This instrument was acknowledged before me on 7/24/07 by Kimberly A. Hixson and Donald R. Hixson, Husband and Wife.




Darin O'Brien, Notary Public