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Michelle Utaler
RECORDER
9-10-99 DATE *Madison* COUNTY

FILED NO. 001039

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REC \$ 5.00

AUD \$ 5.00

R.M.F. \$ 1.00

MICHELLE UTALER
RECORDER
MADISON COUNTY, IOWA

Prepared by:
Joseph A. Nugent, Attorney at Law
950 Office Park Road, Suite 131
West Des Moines, Iowa 50265

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Everett R. Taggart and Barbara J. Taggart, husband and wife, as joint tenants and not as tenants in common, do hereby Convey to Mark L. Ellwanger and Tammy L. Taggart, husband and wife, as joint tenants and not as tenants in common, the following described real estate in Winterset, Madison County, Iowa:

The North one-half (N 1/2) of Lots One (1) and Two (2) in Block Four (4) in W.A. Jenkins Addition to the City of Winterset, Madison County, Iowa.

Consideration for this Deed is the agreement by Transferees that they will be fully responsible for the future assessed costs of paving the street adjoining the deeded property when and if said assessment is levied (the parties believe that the costs will be in the range of \$5,000.00 which is what the parties believe to be the fair market value of the above-described real property.) Thus relieving Transferors of the necessity of paying said assessed costs.

Grantors do hereby Covenant with grantee, 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.

Dated this 10th day of September, 1999.

Everett R. Taggart
Grantor: EVERETT R. TAGGART

Barbara J. Taggart
Grantor: BARBARA J. TAGGART

STATE OF IOWA)
) ss
MADISON COUNTY)

On this 10 day of September, 1999, before me the undersigned, a Notary Public in and for said State, personally appeared EVERETT R. TAGGART and BARBARA J. TAGGART, husband and wife, to me known to be the GRANTORS, who are named in the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

 CATHERINE ANNE WELTHA
MY COMMISSION EXPIRES
June 29, 2001

Catherine A. Weltha
NOTARY PUBLIC - STATE OF IOWA