

420AC

REAL ESTATE TRANSFER
 TAX PAID 36
 STAMP #
\$ 172.00
Micki Utsler
 RECORDER
4-22-03 Madison
 DATE COUNTY

REC \$ 5.00
 AUD \$ 5.00
 R.M.F. \$ 1.00

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FILED NO. 002301
 BOOK 2003 PAGE 2301
 2003 APR 22 PM 12:34

MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA
 (wt) PH # (515) 453-6264

Return to:
 ✓ IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266

This instrument prepared by:
 ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Mail tax statements to:
 Rodney J. Carney, 815 E. South, Winterset, IA 50273

File #14303010

\$108,000.00 WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Donald J. Crabb and Judy L. Crabb, husband and wife**, do hereby convey unto **Rodney J. Carney and Jennifer L. Carney, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following-described real estate in **Madison County, Iowa**:

The East 44 Feet of Lot Six (6) and the West 29 Feet of Lot Seven (7) in Block Fifteen (15) of Loughridge & Cassidy's Addition to the Town of Winterset, Madison County, Iowa

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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)
) SS:
 COUNTY OF Madison)

Dated: 4-18-03

On this 18 day of April, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **Donald J. Crabb and Judy L. Crabb, husband and wife**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Donald J. Crabb
 Donald J. Crabb

Judy L. Crabb
 Judy L. Crabb

Steven R. Weeks
 Notary Public in and for the said State

