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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

w/n

Taxpayer Information: (Name and complete address)

Gregory W. Roberts
2397 - 250th Street
Winterset, Iowa 50273

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Esther E. Thomas

Grantees:

Gregory W. Roberts

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One and no/100 (\$1.00)
Dollar(s) and other valuable consideration,
ESTHER E. THOMAS, a single person,

do hereby Convey to
GREGORY W. ROBERTS

the following described real estate in Madison County, Iowa:

The South Half (1/2) of the following described property: The South 22 feet of the West Half of Lot One (1) and the West Half (1/2) of Lot Two (2) except the South 19 feet thereof, in Lindsey's Addition to the Town of Winterset, Madison County, Iowa.

The undersigned, Esther E. Thomas, specifically relinquishes her life estate in and to the above described real estate given to her by the terms and provisions of the Last Will And Testament of Donald E. Thomas, deceased.

Monetary consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

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.

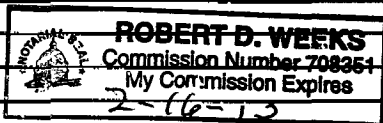
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA
COUNTY OF MADISON

Dated: July, 2011

This instrument was acknowledged before
me on July, 2011 by
Esther E. Thomas

Esther E. Thomas
Esther E. Thomas (Grantor)



[Signature] Notary Public

(Grantor)

(Grantor)

(Grantor)

(This form of acknowledgment for individual grantor(s) only)