

COMPARED

25309 ✓

INST # _____
RECORDING FEE 5.00
AUDITOR FEE 5.00
RMA FEE 1.00

REAL ESTATE TRANSFER TAX PAID	
STAMP#	<u>99.20</u>
RECORDED	<u>915</u>
DATE	<u>5-13-03</u> Pottawattamie COUNTY

FILED FOR RECORD
POTTAWATTAMIE CO. IA.

03 MAY 13 AM 9:56

JOHN SCIORTINO
RECORDER

This instrument prepared by: Shaun M. James, Attorney, 2120 So. 72nd St. Omaha, Nebraska 68124, 402-392-1500

Tax Statement Address: Tammy J. Colton, 522 South 9th, Council Bluffs, Iowa 51501

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of One and 00/100 Dollar(s) and other valuable consideration, Chester A. Hendrix, a single person, does hereby Convey to Tammy J. Colton, a single person, the following described real estate in Pottawattamie County, Iowa:

Lot 7, Block G, except the North 60 feet thereof, Curtis and Ramsey's Addition to Council Bluffs, Pottawattamie County, Iowa.

This deed subject to easements, restrictions and covenants of record; and subsequent special assessments, if any.

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 context.

Dated: April 30, 2003

MAY 13 2003

Entered for Taxation

Marilyn Jo Drake

COUNTY AUDITOR

Chester A Hendrix

Chester A. Hendrix

Chester A Hendrix

STATE OF Iowa

COUNTY OF Pott

On this 30 day of April, before me, the undersigned, a Notary Public in and for said State, personally appeared Chester A. Hendrix, 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.

[Signature]

Notary Public

My commission expires: 4-30-03



BK 103P653105

MRT 20032981

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