Entered for taxation 4 day
of January A.D. 2010
Carla Becker Auditor
By Margrafes Deputy
Parcel # 250.2504.02800
88.230

Book 2010 Page 10

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Date 1/04/2010 Time 8:55:08AM
Rec Amt $9.00 Aud Amt $5.00
Rev Transfer Tax $207.20
Rev Stamp# 1 DOV#1

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Mount Vernon Bank
PO Box 188
Mount Vernon, IA 52314

25-88-5

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Return To: Joshua C. Beals and Heidi L. Beals, 2650 Deer Run Dr., Urbana, Iowa 52345
Preparer: Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, (563) 927-4164
Taxpayer: Joshua C. Beals and Heidi L. Beals, 2650 Deer Run Dr., Urbana, Iowa 52345

WARRANTY DEED - JOINT TENANCY

For the consideration of $130,000.00 Dollar(s) and other valuable consideration, Steven A. Willwerth, a single person do hereby Convey to Joshua C. Beals and Heidi L. Beals, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Lot Thirty Three (33) of Stone's Second Addition to Delaware County, Iowa, according to re-recorded plat recorded in Book 3 Plats, Page 110.

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.

Dated: December 22, 2009

Steven A. Willwerth (Grantor)

(Grantor)

STATE OF Iowa, COUNTY OF Delaware
This instrument was acknowledged before me on December 22, 2009, by Steven A. Willwerth, a single person.

Steven E Carr, Notary Public

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2010

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