



Document 2009 3212

Book 2009 Page 3212 Type 03 001 Pages 1
Date 10/26/2009 Time 12:07 PM
Rec Amt \$9.00 Aud Amt \$5.00
Rev Transfer Tax \$252.00
Rev Stamp# 269 DOV# 284
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Madison County Realty, 65 Jefferson, Winterset, IA 50273

Preparer: Mark L. Smith, Post Office Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: James and Rachael Yeater, 308 North 14th Avenue, Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$158,000.00--- Dollar(s) and other valuable consideration,
Steven C. Sawyers and Amy Sawyers, Husband and Wife,

do hereby
Convey to James Yeater and Rachael Yeater,

as Joint
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
MADISON County, Iowa:

Lot One (1) of Sunset Acres, Plat Two (2), an Addition to the City of Winterset, Madison County, Iowa



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: 10-23-09

Steven C. Sawyers
Steven C. Sawyers (Grantor)

Amy Sawyers
Amy Sawyers (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on _____, by Steven C. Sawyers
and Amy Sawyers

Sarah Cowman
, Notary Public

