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LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

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

©THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006	Jerrold B	. Oliver	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: James M. Eller and Ethel I. McVav. 21 3E Emerson, Peru, IA 50222			
Preparer: <u>Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731</u>			
Taxpayer: James M. Eller and Ethel I. McVay. 21 3E Emerson, Peru, IA 50222			
WARRANTY DEED - JOINT TENANCY  OCIATION  For the consideration of \$15,500,00  Dollar(s) and other valuable consideration			
I of the considerat	ion of <u>\$15,500.00</u>	Dollar(s) and	other valuable consideration,
James C. Eller, Single  do hereby			
Convey to James M. Eller and Ethel I. McVay			
as Joint			
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, lowa:			
Lots Twenty (20) and Twenty-one (21) of Stewart's First Addition to the Town of East Peru, 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.			
James C. Se	lu	Dated:	
James C. Eller	(Grantor)		(Grantor)
STATE OF <u>IOWA</u> , COUNTY OF <u>MADISON</u>			
This instrument was acknowledged before me on, by, by			
	DOLE LANDIO	Core	of E faulie
2 E Comm	ROL E. LANDIS lission Number 198163 Commission Expires		