

Book 2008 Page 1377 Type 03 001 Pages 1  
Date 4/30/2008 Time 2:45 PM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$255.20  
Rev Stamp# 135 DOV# 131

INDX ✓  
ANNO  
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CHEK

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

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Return To: Thomas W. Acton and Jennifer D. Acton, 102 E. South, Winterset, IA 50273  
Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731  
Taxpayer: Thomas W. Acton and Jennifer D. Acton, 102 E. South, Winterset, IA 50273



### WARRANTY DEED - JOINT TENANCY

For the consideration of \$160,000.00 Dollar(s) and other valuable consideration,  
Jason E. Kems and Nicole R. Kems, Husband and Wife

do hereby  
Convey to Thomas W. Acton and Jennifer D. Acton

as Joint  
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in  
Madison County, Iowa:  
Lot Four (4), Block Three (3) of Jones 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: April 29, 2008  
[Signature] Jason E. Kems (Grantor) [Signature] Nicole R. Kems (Grantor)

STATE OF IOWA COUNTY OF MADISON  
This instrument was acknowledged before me on 4-29-08, by Jason E. Kems and  
Nicole R. Kems, Husband and Wife

[Signature]  
Notary Public  
**JOHN S. SHAW**  
Commission Number 188747  
My Commission Expires 2-11-09