

Document 2008 2171

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Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON IOWA



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Dean R. Nelson, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Gerald E. Thomas
510 John Wayne Drive
Winterset, Iowa 50273

Return Document To: (Name and complete address)

Gerald E. Thomas *DE Dean R. Nelson*
510 John Wayne Drive *P.O. Box 370*
Winterset, Iowa 50273 *Earlham, Ia 50072*

Grantors:

Donald ~~E~~ Thomas
Esther Thomas

Grantees:

Gerald E. Thomas

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of ---One Dollar (\$1.00)
Dollar(s) and other valuable consideration,
DONALD E. THOMAS and ESTHER THOMAS, husband and wife,

do hereby Convey to
GERALD E. THOMAS

the following described real estate in Madison County, Iowa:

An Undivided One-Half Interest In and To:

The North One-half (N½) of Lots 7 and 8 in Block 4, Pitzer & Knight Addition to the Town of Winterset, Madison County, Iowa.

Consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

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.

STATE OF IOWA
COUNTY OF MADISON

Dated: July 8th, 2008

This instrument was acknowledged before
me on July 21, 2008 by
Donald E. Thomas and Esther Thomas

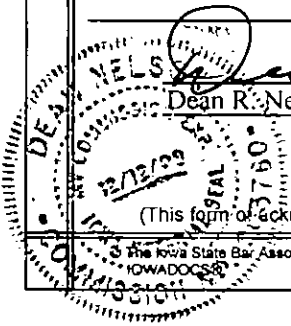
Donald E. Thomas
Donald E. Thomas (Grantor)

Esther Thomas
Esther Thomas (Grantor)

(Grantor)

(Grantor)

Dean R. Nelson
Dean R. Nelson, Notary Public



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