

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

Alan H. Bjork ISBA # PK0000348

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

REAL ESTATE TRANSFER  
TAX PAID 12  
STAMP  
219.20  
Michelle Altobelli  
1-14-00 Madison

REC'S 5<sup>00</sup>  
AUD'S 5<sup>00</sup>  
R.M.F. 8 1<sup>00</sup>

C 002645  
FILED NO.  
BOOK 142 PAGE 198  
2000 JAN 14 PM 2:00

# 137,340.00 xx

PREPARED ✓  
RECORDED ✓  
FILED ✓

WILLIE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Alan H. Bjork, 1300 Des Moines Building, Des Moines, (515) 244-0177

Individual's Name

Street Address

City

Phone



### WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of One (\$1.00)  
Dollar(s) and other valuable consideration,  
Catherine Ann Graham, single and Mary M. Flanagan, single

do hereby Convey to  
Scott T. Vance and Dawn M. Vance, husband and wife

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

The West Half (W 1/2) of the Southeast Quarter (SE 1/4), except the North 256 feet of the West 340 feet thereof, of  
Section One (1), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County,  
Iowa.

This deed is given in satisfaction of that certain real estate contract dated March 22, 1993 and filed for record on March  
22, 1993 in the office of the Madison County Recorder at Deed Record 131 on page 302.

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

Dated: 1-13-2000

POLK COUNTY, ss:

On this 13<sup>th</sup> day of January, 2000, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Catherine Ann Graham, single and Mary M. Flanagan,  
single

Catherine Ann Graham (Grantor)

Mary M. Flanagan (Grantor)

to me known to be the identical persons named in  
and who executed the foregoing instrument and  
acknowledged that they executed the same as their  
voluntary act and deed.

(Grantor)

(Grantor)

Alan H. Bjork  
Notary Public

This form of acknowledgment for individual grantor(s) only