

REAL ESTATE TRANSFER
TAX PAID 37
STAMP #
\$ 316.80
Michelle Utaler
RECORDER
1-30-04 Madison
DATE COUNTY

REC \$ 5.00
AUD \$ 5.00
H.M.F. \$ 1.00
5

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FILED NO. 473
BOOK 2004 PAGE 473
2004 JAN 30 PM 3:05
(3:05 PM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, POB 230, Winterset, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement : M. Randall Townsend and Kimberly A. Townsend
1405 W. Court Avenue, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of One Hundred Ninety-Eight Thousand Five Hundred
Dollar(s) and other valuable consideration,
Christopher W. Blanchard and Clarice E. Blanchard, Husband and Wife

do hereby Convey to
M. Randall Townsend and Kimberly A. Townsend

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

Lot Eight (8) of Corkrean Third 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.

STATE OF IOWA _____, ss:
MADISON COUNTY,

Dated: 1/28/04

On this 28th day of January, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Christopher W. Blanchard and Clarice E. Blanchard

Christopher W. Blanchard
Christopher W. Blanchard (Grantor)

Clarice E. Blanchard
Clarice E. Blanchard (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)

Connie Harvey

(Grantor)

Notary Public

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



V F + M