

REAL ESTATE TRANSFER
TAX PAID 15
STAMP #
\$ 339.20
Michelle Utaler
RECORDER
2-13-04 Madison
DATE COUNTY

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00
5.00

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FILED NO. 668
BOOK 2004 PAGE 668
2004 FEB 13 PM 3:06
3:06 pm
NICKI 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 : Wade D. Banning and Aimee Banning
103-105 John Wayne Drive, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of Two Hundred Twelve Thousand Five Hundred
Dollar(s) and other valuable consideration,
John B. Groote, Single, and William H. Moody, Single

do hereby Convey to
Wade D. Banning and Aimee Banning

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

The North One-third (1/3) of Lot Six (6) in Block Seventeen (17) of the Original Town of Winterset, Madison County,
Iowa, except therefrom the East 10 feet thereof conveyed to the City of Winterset for alley purposes; AND

The North One-half (1/2) of the South Two-thirds (2/3) of Lot Six (6) in Block Seventeen (17) of the Original Town of
Winterset in Madison County, Iowa, excepting therefrom the East 62 feet of the South 10 feet thereof, and also excepting
the East 10 feet of the North 12 feet thereof conveyed to the City of Winterset for alley purposes.

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: 2-10-04

MADISON COUNTY, ss:

On this 10 day of Feb
2004, before me, the undersigned, a Notary
Public in and for said State, personally appeared
John B. Groote and William H. Moody

John B. Groote
John B. Groote (Grantor)

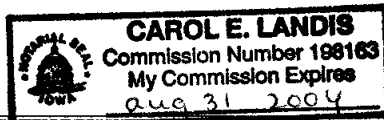
William H. Moody
William H. Moody (Grantor)

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.

Carol E. Landis
Jerrold B. Oliver

Notary Public

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



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