

Book 2004 Page 2411 Type 03 01 Pages 1  
Date 5/25/2004 Time 11:37 AM  
Rec Amt \$11.00 Aud Amt \$5.00  
Rev Transfer Tax \$236.00  
Rev Stamp# 98 DOV# 206

ENTERED FOR TAXATION  
THIS 25 DAY OF May 2004  
*Jan Welch*  
*Debby Carlson*  
DEPUTY

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER   
RECORDED   
COMPARED

Preparer Information G. Stephen Walters, 101 1/2 W. Jefferson, Winterset, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement : Thomas Koehler  
3181 18th S, Lindsey Road / DVA / Madison, IA 52769

SPACE ABOVE THIS LINE FOR RECORDER



2225 PERU RD, WINTERSET, IOWA 50273

**WARRANTY DEED - JOINT TENANCY**

\$ 148,000.00

For the consideration of \$148,000.00  
Dollar(s) and other valuable consideration,  
DONALD R. MASON and PEGGY J. MASON, Husband and Wife

do hereby Convey to  
THOMAS AUSTIN KOEHLER and PAMELA JEAN KOEHLER, *Husband + Wife*

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

Parcel "A" being located in South 497 feet of the East 263 feet of the Southwest Quarter of the Southwest Quarter of Section 31, Township 75 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the South east corner of the SW 1/4 of the SW 1/4 of Section 31, T75N, R27W of the 5th P.M., Madison County, Iowa; thence North 00°01'45" West 37.70 feet to the Point of Beginning in the North line of the Public Highway right-of-way; thence, along said right-of-way, South 89°03'10" West 150.96 feet; thence North 00°39'09" West 15.00 feet; thence South 89°34'08" West 111.90 feet; thence, departing said right-of-way, North 00°01'45" West 447.65 feet, thence North 90°00'00" East 263.00 feet; thence South 00°01'45" East 459.30 feet to the Point of Beginning. Said Parcel "A" contains 2.747 acres.



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  
MADISON COUNTY, ss:

Dated: May 14 2004

On this 14 day of May, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Donald R. Mason and Peggy J. Mason, Husband and Wife

*Donald R. Mason*  
Donald R. Mason (Grantor)

*Peggy J. Mason*  
Peggy J. Mason (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.

*John S. Shaw*  
Notary Public



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