

Book 2004 Page 3699 Type 03 01 Pages 1
Date 8/09/2004 Time 1:43 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$156.00
Rev Stamp# 259 DOV# 368

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

TITLE
9 Aug 2004
Jan W. Deth
Debbie Cookman

COMPUTER
RECORDED
COMPARED
Phone

Preparer Information Lewis H. Jordan, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Individual's Name Street Address City

Address Tax Statement : James and Danielle Conard, 901 West
Jefferson, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of NINETY-EIGHT THOUSAND and no/100-----(\$98,000.00)-----
Dollar(s) and other valuable consideration,
Christy C. Ferrara, Single

do hereby Convey to
James Conard and Danielle Conard

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

A tract of land commencing 11 chains South and 4 chains and 54 3/4 links West of the Northeast
corner of the Southwest Quarter (SW 1/4) of Section Thirty-six (36) in Township Seventy-six (76)
North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 165.2
feet, thence East 59 feet, thence South 165.2 feet, thence West 59 feet to the point of beginning



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: 8/4/04

MADISON COUNTY, ss. Christy C. Ferrara (Grantor)

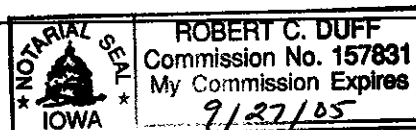
On this 4th day of AUG
2004, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Christy C. Ferrara

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)

Robert C. Duff

Notary Public

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



(Grantor)