

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

29 Sept 2004
Joan Welch
Debby Corkran

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|----------|-------------------------------------|
| COMPUTER | <input checked="" type="checkbox"/> |
| RECORDED | <input checked="" type="checkbox"/> |
| COMPARED | <input type="checkbox"/> |

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement : George and Juanita Spencer
514 S. 8th Ave., Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of Sixty thousand
Dollar(s) and other valuable consideration,
Rodney B. McCleary, single

do hereby Convey to

George Spencer and Juanita Spencer, husband and wife, with Full Rights of Survivorship and not as Tenants in Common

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

Parcel "D", located in the Southeast Quarter (1/4) of the Southwest Quarter of Section Thirty-six (36), Township
Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa,
containing 0.295 acres as shown in Plat of Survey filed in Book 2, Page 413 on September 15, 1999 in the Office of the
Recorder of Madison County, Iowa.

This deed is given in satisfaction of a Real Estate Contract dated May 10, 2002 and filed on May 10, 2002, in Book 2002,
Page 2243 of the Recorder's office of 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

Dated: Sept 23, 2004

MADISON COUNTY, ss:

On this 23rd day of September,
2004, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Rodney B. McCleary

Rodney B. McCleary
Rodney B. McCleary (Grantor)

(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)

G. Stephen Walters
Notary Public

(Grantor)

(This form or acknowledgment is for individual grantor(s) only)

