

Book 2004 Page 4630 Type 03 01 Pages 1  
Date 9/30/2004 Time 2:20 PM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$94.40  
Rev Stamp# 367 DOV# 470

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

G. Stephen Walters ISBA # 05813

ENTERED FOR TAXATION  
THIS 30 DAY OF Sept 2004  
G. Stephen Walters  
Dibby Corpeau  
DEPUTY

COMPUTER   
RECORDED   
COMPARED

Preparer Information G. Stephen Walters, PO BOX 230, Winterset, IA 50273, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement : Michael P. Neal and Anita L. Neal  
122 S. 7th Ave., Winterset, IA 50273

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of Fifty-nine thousand five hundred  
Dollar(s) and other valuable consideration,  
Opal M. Gardner, an unmarried person

do hereby Convey to  
Michael P. Neal and Anita L. Neal

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

The West 165 feet of the South One-fourth (1/4) of Out Lot Eight (8) of South Addition of Out Lots 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,  
MADISON COUNTY, ss:

Dated: 9/27/04

On this 27<sup>th</sup> day of SEPT,  
2004, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Opal M. Gardner

Opal M. Gardner  
(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)

(Grantor)

Robert C. Duff  
Notary Public

Robert C. Duff (Grantor)  
Commission No. 157831  
My Commission Expires  
9/27/05

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



Tucker Realty