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Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$138.40  
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MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

Jerrold B. Oliver ISBA # 04132

*11/18/2004*  
*Nov 2004*  
*Forwarded*  
*Debby Corkran*

COMPUTER   
RECORDED   
COMPARED

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, (515) 462-3731  
Individual's Name Street Address City Phone

Address Tax Statement: Tobin A. Tyler  
615 N 3rd Ave., Winterset, IA 50273



SPACE ABOVE THIS LINE FOR RECORDER

**WARRANTY DEED**

For the consideration of Eighty-seven thousand  
Dollar(s) and other valuable consideration,  
James M. Tyler and Dixie L. Tyler, husband and wife

do hereby Convey to  
Tobin D. Tyler

the following described real estate in Madison County, Iowa:

The South half of Lots Three (3) and Four (4) in Block Fifteen (15) of Pitzer & Knight's Addition 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

Dated: Nov. 16, 2004

MADISON COUNTY, ss:

On this 16 day of Nov,  
2004, before me, the undersigned, a Notary Public in and for said State, personally appeared  
James M. Tyler and Dixie L. Tyler

James M. Tyler (Grantor)

Dixie L. Tyler (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.

Jerrold B. Oliver  
Notary Public

(Grantor)

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

**JERROLD B. OLIVER**  
Commission Number 201442  
My Commission Expires  
August 26, 2006