

Document 2004 5491

Book 2004 Page 5491 Type 03 01 Pages 1
Date 11/22/2004 Time 10:26 AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$220.00
Rev Stamp# 464 DOV# 560

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

FILED FOR TAXATION
DATE: 22 NOV 2004

Juan Welch
Debby Carlson

COMPUTER
RECORDED
COMPARED

Preparer information **LEONARD HARTMAN, 110 NW 2nd Street, Stuart, Iowa, 50250 (515) 523-2441**

Individual's Name **David F. & Diane M. Avery** Street Address **2389 Cottonwood Ave., Winterset, Iowa, 50273** City **Iowa** Phone **502-733-1111**



Address Tax Statement **\$ 138,000.00**

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of ONE (\$1.00)

Dollar(s) and other valuable consideration,

RANDALL L. SIMON and CATHERINE ANN SIMON, husband and wife,

CATHERINE ANN SIMON, f/k/a CATHY ANDERSON, a/k/a CATHERINE A. ANDERSON,

do hereby Convey to

DAVID F. AVERY and DIANE M. AVERY, husband and wife;

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

Lots Five (5) and Six (6) and the West Six Feet (W 6') of Lot Seven (7) of the re-subdivision of Block Twenty-one (21) of Pitzer & Knight's Addition to the Town 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 18 2004

Madison COUNTY, ss:

On this 18th day of November, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared RANDALL L. SIMON and CATHERINE ANN SIMON, f/k/a CATHY ANDERSON, a/k/a CATHERINE A. ANDERSON,

Randall L. Simon
RANDALL L. SIMON (Grantor)

Catherine Ann Simon
CATHERINEANN SIMON (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)

Sharon Jurgensen

(Grantor)

(This form of acknowledgment for individual grantors only)

