

Book 2005 Page 144 Type 03 01 Pages 1
Date 1/12/2005 Time 12:23 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$247.20
Rev Stamp# 18 DOV# 15

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR RECORDED
THIS 15 DAY OF Jan 2005
Brian Hildreth
Jodi Hildreth
Cheryl Berry

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912

Individual's Name

Street Address

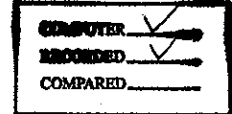
City

Phone



Address Tax Statement : Brian H. and Jodi L. Hildreth
\$ 155,000.00 2957 214th Trail, Winterset, Iowa 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ONE HUNDRED AND FIFTY-FIVE THOUSAND AND NO/100
Dollar(s) and other valuable consideration,
Bonnie C. Forsyth and Michael Forsyth, husband and wife

do hereby Convey to
Brian H. Hildreth and Jodi L. Hildreth, 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:

Parcel "B" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-three (33), Township
Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 7.439 acres, as
shown in Plat of Survey filed in Book 2002, Page 5914 on December 4, 2002 in the Office of the Recorder 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: January 7, 2005

MADISON COUNTY,

ss:

On this 7th day of January, 2005, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Bonnie C. Forsyth and Michael Forsyth, husband and wife

Bonnie C. Forsyth
Bonnie C. Forsyth (Grantor)

Michael Forsyth
Michael Forsyth (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)

Cheryl Berry
Cheryl Berry Notary Public

(Grantor)

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

