

Book 2005 Page 322 Type 03 01 Pages 1
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Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$31.20
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MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

Jerrold B. Oliver ISBA # 04132

ENTERED FOR TAXATION
THE 26 DAY OF Jan 2005
Jason W. Sweeney
Debbie Sweeney
DEPUTY RECORDER

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 : Jason and Melissa Wells
\$20,000.00 113 N. Lumber, St. Charles, IA 50240

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Twenty Thousand
Dollar(s) and other valuable consideration,
Bradley W. Sweeney, single

do hereby Convey to
Jason Wells and Melissa Wells

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

Parcel "C" located in the Northwest Fractional Quarter (NW Fr. 1/4) of the Northwest Quarter (NW 1/4) of Section Two
(2), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing
3.001 acres, as shown in Plat of Survey filed in Book 2004, Page 5856 on December 13, 2004, 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: 01-22-05

MADISON COUNTY, ss:

On this 23rd day of January,
2005, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Bradley W. Sweeney

Bradley W. Sweeney
Bradley W. Sweeney (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)

Linda K. Dutton
Notary Public

B
(Grantor)

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

