

*26 Jan 2005*  
*Jan Welch*  
*Debby Corkleam*

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

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: William C. Oviatt and Rhonda Oviatt  
2471 Hiatt Apple Trl., Winterset, IA 50273

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of One  
Dollar(s) and other valuable consideration,  
William C. Oviatt and Rhonda Oviatt, husband and wife

do hereby Convey to  
William C. Oviatt and Rhonda Oviatt

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

Parcel "A" located in the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 4.72 acres, as shown in Plat of Survey filed in Book 2, Page 761 on March 21, 1997 in the Office of the Recorder of Madison County, Iowa

This deed is between a husband and wife. Therefore no Declaration of Value or Ground Water Statement is required.

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: 1-24-05

MADISON COUNTY, ss:

On this 24 day of Jan,  
2005, before me, the undersigned, a Notary Public in and for said State, personally appeared  
William C. Oviatt and Rhonda Oviatt

William C. Oviatt  
WILLIAM C. OVIATT (Grantor)

Rhonda Oviatt  
RHONDA OVIATT (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)

(Grantor)

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

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