

Document 2005 358

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Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$266.40
Rev Stamp# 39 DOV# 39

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR REPLY
THE 31 DAY OF JAN 2005
G. Stephen Walters
Debbie Colman
DEPUTY CLERK

COMPUTER RECORDED
COMPARED

✓ MCA

Preparer Information G. Stephen Walters, 101 1/2 W. Jefferson, Winterset, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement : Jerry D. Mitchell and Brenda L. Mitchell
904 N. 3rd Avenue, Winterset, IA 50273

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of \$167,000.00
Dollar(s) and other valuable consideration,
STEVEN C. SAWYERS and AMY M. SAWYERS, Husband and Wife

do hereby Convey to
JERRY D. MITCHELL and BRENDA L. MITCHELL,

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

Lot Three (3) and the North 5.00 feet of Lot Two (2) of Circle Heights Plat No. 3, Phase 2, an 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, ss:
MADISON COUNTY,

Dated: ✓ 1-28-05

On this 28th day of January, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Steven C. Sawyers and Amy M. Sawyers

Steven C. Sawyers
Steven C. Sawyers (Grantor)

Amy M. Sawyers
Amy M. Sawyers (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.

Duane Gordon

DUANE GORDON Notary Public
My Commission Expires 5-17-05

(Grantor)

(Grantor)