

Document 2005 414

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ENTERED FOR TAXATION  
THIS 31 DAY OF JAN 2005  
*John E. Casper*  
*Debbie Colman*

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER   
RECORDED   
COMPARED

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

Individual's Name Street Address City Phone

Address Tax Statement : Bernard and Francis Wight  
307 W. North Street, Winterset, IA 50273-1652

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of One and No/100 \_\_\_\_\_  
Dollar(s) and other valuable consideration,  
Steve Sawyers, a/k/a Steven C. Sawyers and Amy Sawyers, husband and wife

do hereby Convey to  
Bernard Wight and Francis Wight, 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:

Lot D of the division of Lot Seven (7) in Block Eight (8) of Pitzer & Knight's Addition to the City of Winterset, Madison County, Iowa, as shown by the plat of survey filed for record on August 27, 2004, in the Madison County Recorder's Office in Book 2004 at Page 4008 and under the Townhouse Declaration which is dated and filed for record in the Madison County Recorder's Office on May 18, 2001, in Book 2001 at Page 2018, and as shown by the first amendment, dated March 6, 2002, and filed for record on March 8, 2002, in the Madison County Recorder's Office in Book 2002 at Page 1122; by the second amendment, dated August 26, 2003, and filed for record on August 27, 2003, in the Madison County Recorder's Office in Book 2003 at Page 5138; and, by the third amendment by the Declaration dated September 23, 2004, and filed for record on September 24, 2004, in the Madison County Recorder's Office in Book 2004 at Page 4524 and an undivided interest in the common areas and facilities as provided by the Townhouse Declaration as amended.

This instrument corrects and supersedes the legal description in the Warranty Deed which is dated November 22, 2004 and filed for record on November 23, 2004 in the Office of the Madison County Recorder in Book 2004 at Page 5547 and is exempt from transfer tax under Iowa Code Section 428A.2(10).

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 28, 2005

MADISON COUNTY, ss:

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

Steven C. Sawyers (Grantor)  
Amy 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. \_\_\_\_\_ (Grantor)

Cheryl Berry  
Notary Public

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

