

RECORDED FOR TAXATION  
24 DAY OF *May* 2005  
*Yoga Leibel*  
*Debby Cookman*

Document 2005 1266  
Book 2005 Page 1266 Type 03 01 Pages 2  
Date 3/24/2005 Time 4:05 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$349.60  
Rev Stamp# 129 DOV# 130  
MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>



**WARRANTY DEED**  
(Joint Tenancy)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)  
Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731  
*\$ 219,000.00*

*KCA*  
**Taxpayer Information:** (Name and complete address)  
BENJAMIN U. GREEAR & JENNIFER A. GREEAR  
1129 46TH ST., DES MOINES, IA 50311

**Return Document To:** (Name and complete address)  
JERROLD B. OLIVER  
PO BOX 230, WINTERSET, IA 50273

**Grantors:**  
MARK A. HAYS  
CHYNTHIA L. HAYS

**Grantees:**  
Benjamin U. Greear  
Jennifer A. Greear

**Legal description:** See Page 2  
**Document or instrument number of previously recorded documents:**



### WARRANTY DEED - JOINT TENANCY

For the consideration of TWO HUNDRED NINETEEN THOUSAND  
Dollar(s) and other valuable consideration,  
MARK A. HAYS AND CYNTHIA L. HAYS, HUSBAND AND WIFE

do hereby Convey to  
BENJAMIN U. GREAR AND JENNIFER A. GREAR

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

Parcel "I" and Parcel "W" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Three (3),  
Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat  
of Survey filed in Book 3, Page 253 on May 20, 1998 and in Book 3, Page 303, 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,  
COUNTY OF MADISON

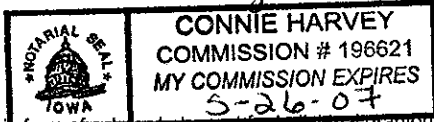
Dated: 3/23/05

This instrument was acknowledged before me on  
March 23 2005  
by MARK A. HAYS AND CYNTHIA L. HAYS

[Signature]  
MARK A. HAYS (Grantor)

[Signature]  
CYNTHIA L. HAYS (Grantor)

[Signature]  
Connie Harvey, Notary Public



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