

FILED NO. **003141**  
BOOK **2002** PAGE **3141**  
**2002 JUN 27 AM 11:10**  
**(11:10 AM)**  
MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

COMPUTER   
RECORDED   
COMPARED \_\_\_\_\_

Preparer Information  Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement: William and Debra Wignall  
2343 St. Charles Rd., Winterset, IA 50273

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of ONE  
Dollar(s) and other valuable consideration,  
FLORA A. ROBERTS, Single,

do hereby Convey to  
WILLIAM WIGNALL and DEBRA WIGNALL,

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

Parcel "B" located in the Southeast Quarter of the Northwest Quarter and in the Northeast Quarter of  
the Northwest Quarter of Section 8, Township 75 North, Range 27 West of the 5th Principal Meridian,  
Madison County, Iowa, as shown in Plat of Survey filed on June 26, 2002, in Book  
2002, Page 3109 of the Recorder's office of Madison County, Iowa.

This Deed is given for the purpose of correcting the legal description of the Deed recorded June 10,  
2002, in Book 2002, Page 2815 of the Recorder's office 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 \_\_\_\_\_, ss:  
MADISON \_\_\_\_\_ COUNTY,

Dated: June 26, 2002

On this 26 day of June,  
2002, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Flora A. Roberts

Flora A. Roberts  
Flora A. Roberts (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)

Jerrold B. Oliver  
Notary Public

(Grantor)

(This form of acknowledgment for individual grantors only)  
**JERROLD B. OLIVER**  
Commission Number 201442  
My Commission Expires  
August 26, 2003