

FILED NO. 000176
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REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

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2003 JAN 13 AM 11:49
11:49 am
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

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

Individual's Name Street Address City Phone

Address Tax Statement : Gary and Nancy Anker
1423 W. Washington, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ONE
Dollar(s) and other valuable consideration,
GARY E. ANKER and NANCY S. ANKER, Husband and Wife,

do hereby Convey to
GARY E. ANKER and NANCY S. ANKER,

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

Lot Twenty-one (21) in Honor's Acres Second Addition to the City of Winterset, Madison County, Iowa

This Deed is between a husband and wife. Therefore, no Declaration of Value or Groundwater 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 ss:

Dated: January 10, 2003

MADISON COUNTY,

On this 10 day of January, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Gary E. Anker and Nancy S. Anker

Gary E. Anker
Gary E. Anker (Grantor)

Nancy S. Anker
Nancy S. Anker (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.

Carol Kiernan
Carol Kiernan
Notary Public

(Grantor)

(Grantor)

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

