

REAL ESTATE TRANSFER  
TAX PAID 25  
STAMP #  
\$ 79.20  
Michelle Utsler  
RECORDER  
2-26-03 Madison  
DATE COUNTY

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

COMPUTER   
RECORDED   
COMPARED

FILED NO. 001051  
BOOK 2003 PAGE 1051  
2003 FEB 26 PM 2:32

NICKI UTSLER  
RECORDER  
MADISON COUNTY IOWA

Preparer Information A. Zane Blessum, 113 N. John Wayne Drive, P.O. Box 309, Winterset, (515) 462-1666



Address Tax Statement : Miles J. Coffin  
\$ 50,000.00 615 E. Washington, Winterset, Iowa 50273

SPACE ABOVE THIS LINE  
FOR RECORDER

**WARRANTY DEED - JOINT TENANCY**

For the consideration of One  
Dollar(s) and other valuable consideration,  
Richard W. Coates, Jr. and Rita A. Coates, husband and wife

do hereby Convey to  
Miles J. Coffin, a single person

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

The South Half (1/2) of Lot Eight (8) and the South Half (1/2) of the East Half (1/2) of Lot Seven (7) in Block Four (4) of  
Laughridge & Cassiday's Addition to the Original Town of Winterset, Madison County, Iowa.

In fulfillment of Real Estate Contract dated January 7, 2000 and recorded in Madison County in Book 63, Page 662.



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, Madison SS:

Dated: 2/25/03

On this 25<sup>th</sup> day of FEB,  
2003, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Richard W. Coates, Jr. and Rita A. Coates  
husband and wife

Richard W. Coates, Jr.  
Richard W. Coates, Jr. (Grantor)

Rita A. Coates  
Rita A. Coates (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)

Robert C. Duff  
Notary Public

(Grantor)

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