

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

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BOOK 2003 PAGE 1954  
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2003 APR -7 AM 9:41  
(9:41 AM)  
NICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPARED

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

Individual's Name Street Address City Phone

Address Tax Statement : William and Gaylene Stephens  
2323 Elmwood Ave., Winterset, IA 50273

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of ONE  
Dollar(s) and other valuable consideration,  
WILLIAM A. STEPHENS and GAYLENE STEPHENS, Husband and Wife,

do hereby Convey to  
WILLIAM A. STEPHENS and GAYLENE STEPHENS,

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

The North Half (1/2) of the Northeast Quarter (1/4) of Section Ten (10), in Township Seventy-five (75)  
North, Range Twenty-nine (29) West of the 5th P.M., 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

Dated: April 4, 2003

MADISON COUNTY, ss:

On this 4 day of April,  
2003, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
William A. Stephens and Gaylene Stephens

William A. Stephens  
William A. Stephens (Grantor)

Gaylene Stephens  
Gaylene Stephens (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 grantor(s) only)

