

FILED NO. **3509**

BOOK **2003** PAGE **3509**

2003 JUN 17 PM 2:58

2:58 pm  
NICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

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

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

*Ed B*

*C*

Preparer information Lewis H. Jordan, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name

Street Address

City

Phone

Address Tax Statement : Michael and Misty Holtry  
3091 Millstream Ave., Peru, IA 50222

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of SEVENTEEN THOUSAND  
Dollar(s) and other valuable consideration,  
LEONA M. GARDNER CARLSON and ROBERT T. CARLSON, Wife and Husband,

do hereby Convey to  
MICHAEL JOSEPH HOLTRY, JR. and MISTY JUNE HOLTRY,

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

Commencing at a point 7 rods North of the SE corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of the  
Southeast Quarter (SE $\frac{1}{4}$ ) of Section Eighteen (18), Township Seventy-four (74) North, Range  
Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; and running thence West 14 rods;  
thence North 33 rods; thence West 12 rods; thence North 40 rods to the North line of said 40-acre  
tract; thence East 26 rods to the Northeast corner thereof; thence South to the point of beginning,  
containing 9.5 acres, more or less

This Deed is in fulfillment of a certain Real Estate Contract dated July 26, 1996, and filed for record  
July 29, 1996, at Deed Record 136, Page 521 of the Office of the Madison County Recorder.

REAL ESTATE TRANSFER  
TAX PAID 26  
STAMP #  
\$ 26.40  
Michelle Utler  
RECORDER  
6-17-03 Madison  
DATE COUNTY

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: May 8, 2003

On this 8<sup>th</sup> day of May,  
2003, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Leona M. Gardner Carlson and Robert T. Carlson

Leona M. Gardner Carlson  
Leona M. Gardner Carlson (Grantor)

Robert T. Carlson  
Robert T. Carlson (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)

Lewis H. Jordan

Notary Public

\_\_\_\_\_  
(Grantor)

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

