

**REAL ESTATE TRANSFER
TAX PAID 52**

STAMP #
\$ 332.00

Michelle Utsler
RECORDER
7-25-03 DATE *Madison* COUNTY

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

COMPUTER
RECORDED
COMPARED

FILED NO. **4385**
BOOK **2003** PAGE **4385**
2003 JUL 25 PM 2:30
(2:30 PM)
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 : Patrick and Julia McGinn

\$207,900.00

2567 Clark Tower Rd., Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of TWO HUNDRED SEVEN THOUSAND NINE HUNDRED
Dollar(s) and other valuable consideration,
JAMES CONNELLEY ELLER, Single,

do hereby Convey to
PATRICK J. MCGINN and JULIA D. MCGINN,

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

Parcel "E", located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section
Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M.,
Madison County, Iowa, containing 12.72 acres, as shown in Plat of Survey filed in Book 3, Page 164
on December 15, 1997, in the Office of the Recorder 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

Dated: 7-22-03

MADISON COUNTY, ss:

On this 22 day of July,
2003, before me, the undersigned, a Notary
Public in and for said State, personally appeared
James Connelley Eller

James Connelley Eller
James Connelley Eller (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.

Carol E Landis

(Grantor)

Notary Public

(Grantor)

(This form of acknowledgment is for (Grantor(s) only)

