

4501

FILED NO. 2003 4501
BOOK PAGE

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

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

2003 JUL 30 PM 3:57
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NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jane E. Rosien, 223 East Court Avenue, Winterset, IA 50273, (515) 462-4912

Individual's Name Street Address City Phone

Address Tax Statement : Avery C. Sanderson
709 E. South, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ESTATE PLANNING

~~DEED(S)~~ and other valuable consideration,
EVERY C. SANDERSON and BEVERLY A. SANDERSON, Husband and Wife

do hereby Convey to
EVERY C. SANDERSON and BEVERLY A. SANDERSON, Husband and Wife

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

Lots Five (5) and Six (6) of Laughridge and Cassidy's Addition to the City of Winterset, Madison County, Iowa

This conveyance is for estate planning purposes without actual consideration and is exempt from transfer tax under Iowa Code Section 428A.2(21).

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: July 30, 2003

MADISON COUNTY, ss:

On this 30th day of JULY,
2003, before me, the undersigned, a Notary Public in and for said State, personally appeared
Avery C. Sanderson and Beverly A. Sanderson

Avery C. Sanderson
Avery C. Sanderson (Grantor)

Beverly A. Sanderson
Beverly A. Sanderson (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.

Jane E. Rosien

(Grantor)

(Grantor)

(This original acknowledgment for individual grantor(s) only)
JANE E. ROSIEN
Notary Public
COMMISSION # 166000
MY COMMISSION EXPIRES
8-10-04