

REAL ESTATE TRANSFER  
TAX PAID 23  
STAMP #  
\$ 192.80  
Michelle Utzler  
RECORDER  
1-14-04 Madison  
DATE COUNTY

REC \$ 5<sup>00</sup>  
AUD \$ 5<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>  
5<sup>00</sup>

COMPUTER   
RECORDED   
COMPARED

FILED NO. 194  
BOOK 2004 PAGE 194

2004 JAN 14 AM 11:12  
11:12 am  
MICKI UTZLER  
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: James D. Scheffers and Christina J. Scheffers  
619 E. Buchanan, Winterset, Iowa 50273

SPACE ABOVE THIS LINE  
FOR RECORDER



**WARRANTY DEED - JOINT TENANCY**

For the consideration of 120,900.00  
Dollar(s) and other valuable consideration,  
M. RANDALL TOWNSEND and KIMBERLY A. TOWNSEND, Husband and Wife

do hereby Convey to  
JAMES D. SCHEFFERS and CHRISTINA J. SCHEFFERS, Husband and Wife, as Joint tenants  
with full rights of survivorship and not as tenants in common.

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

Lot Three (3), in Block Ten (10), of West Addition to Winterset, Madison County, Iowa, except the East One (1) Foot in  
width thereof.

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: 1-12-04

MADISON COUNTY, ss: M. Randall Townsend

On this 12<sup>th</sup> day of January, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared M. RANDALL TOWNSEND and KIMBERLY A. TOWNSEND, Husband and Wife

M. RANDALL TOWNSEND (Grantor)

KIMBERLY A. TOWNSEND (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.

Connie Harvey  
Notary Public

(Grantor)

(Grantor)

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

