

REAL ESTATE TRANSFER
TAX PAID 3
STAMP #
\$ 39.20
Michelle Utzler
RECORDER
1-2-04 Madison
DATE COUNTY

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

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FILED NO. 12
BOOK 2004 PAGE 12
2004 JAN -2 PM 4:14
(4:14 PM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Dean R. Nelson, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072, (515) 758-2267

Individual's Name Bruce W. Koboldt, 1162 Fawn Avenue, Earlham, Iowa 50072 Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ---Twenty-five Thousand
Dollar(s) and other valuable consideration,
WAYNE I. KOBOLDT and MARTHA KOBOLDT, husband and wife,

do hereby Convey to
BRUCE KOBOLDT and MARY KOBOLDT, 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:

Lot One (1) of Godby Subdivision, an Official Plat of a tract of land in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.



This deed is given in fulfillment of a real estate contract by and between the grantors and the grantees dated January 24, 2002, and recorded on February 4, 2002, in Book 2002, Page 547, in the Office of the Recorder of Madison County, Iowa. Since this deed is given in fulfillment of a recorded real estate contract, it is exempt from declaration of value and groundwater hazard statement filing requirements.

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: December 30, 2003

MADISON COUNTY, ss:

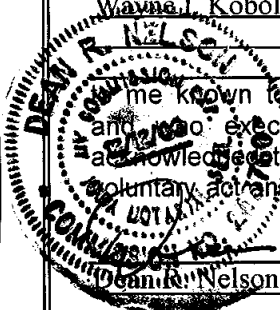
On this 30 day of December, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Wayne I. Koboldt and Martha Koboldt

Wayne I. Koboldt
Wayne I. Koboldt (Grantor)

Martha Koboldt
Martha Koboldt (Grantor)

(Grantor)

(Grantor)



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.

Dean R. Nelson
Notary Public

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