

REAL ESTATE TRANSFER  
TAX PAID 10  
STAMP #  
\$ 204.00  
Michelle Utzler  
RECORDER  
1-8-04 Madison  
DATE COUNTY

REC \$ 10<sup>00</sup>  
AUD \$ 5<sup>00</sup>  
R.M.F. \$ 5<sup>00</sup>

COMPUTER   
RECORDED   
COMPARED

FILED NO. 112  
BOOK 2004 PAGE 112

2004 JAN -8 PM 12:19  
(12:19 PM)  
MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912



Address Tax Statement : Keith Tucker and Ethel Lee Osborne  
218 E. High  
Winterset, IA 50273

SPACE ABOVE THIS LINE  
FOR RECORDER

**WARRANTY DEED - JOINT TENANCY**

For the consideration of One Hundred Twenty-eight Thousand and No Cents-----(\$128,000.00)  
Dollar(s) and other valuable consideration,  
Mary M. Clague, a single person

do hereby Convey to  
Keith Tucker and Ethel Lee Osborne, 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 Five (5), in Block Twenty-eight (28), of the Original Town of Winterset, in Madison County, Iowa,

AND

The West Fourteen (14) feet of Lot Six (6), in Block Twenty-eight (28), of the Original Town of Winterset, in 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 \_\_\_\_\_,  
\_\_\_\_\_ COUNTY,

Dated: December 17, 2003

On this \_\_\_\_\_ day of \_\_\_\_\_, before me, the undersigned, a Notary  
Public in and for said State, personally appeared

ss: Mary M. Clague  
Margaret Ann Mallgren  
Margaret Ann Mallgren, Attorney-in-fact (Grantor)  
under Power of Attorney dated July 27, 1995

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)

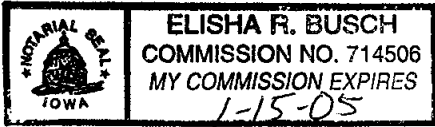
\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
Notary Public  
(This form of acknowledgment for individual grantor(s) only)

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

STATE OF IOWA                    )  
  ) SS  
MADISON COUNTY                )

On this 17<sup>th</sup> day of December, 2003, before me, a Notary Public, personally appeared Margaret Ann Mallgren to me known to be the person who executed the foregoing instrument in behalf of Mary M. Clague, and acknowledged that person executed the same as the voluntary act and deed of said Mary M. Clague.



*Elisha R. Busch*  
\_\_\_\_\_  
Notary Public in the State of Iowa