

ENTERED FOR TAXATION  
THU 29 DAY OF 04 2005  
*Jan Welch*  
*Lizzy Carlson*  
DEPUTY RECORDER

Document 2005 1925

Book 2005 Page 1925 Type 03 001 Pages 2  
Date 4/29/2005 Time 2:51 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$28.00  
Rev Stamp# 184

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

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

C



## WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

\$18,000.00 Lewis H. Jordan  
Post Office Box 230  
Winterset, IA 50273

**Taxpayer Information:** (Name and complete address)

Brian and Amy Richmond  
516 North 7th Street  
Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

Lewis H. Jordan  
Post Office Box 230  
Winterset, IA 50273

**Grantors:**

Aldon L. Cox  
Joan E. Cox

**Grantees:**

Brian Richmond  
Amy Richmond

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED - JOINT TENANCY

For the consideration of EIGHTEEN THOUSAND And No/100-----(\$18,000.00)-----  
Dollar(s) and other valuable consideration,  
Aldon L. Cox and Joan E. Cox, Husband and Wife,

do hereby Convey to  
Brian Richmond and Amy Richmond

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) in Block Four (4) of Railroad Addition to the City of Winterset, Madison County, Iowa



This Deed is given in fulfillment of Real Estate Contract filed for record February 28, 2003, in Book 2003, Page 1100, and  
Amendment to Real Estate Contract filed for record April 4, 2005, in Book 2005, Page 1442, in the Office of the Recorder  
of Madison County, Iowa; and therefore, no Declaration of Value or Groundwater Hazard Statement is required.

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  
COUNTY OF MADISON

Dated: April 18, 2005

This instrument was acknowledged before me on  
April 18, 2005  
by Aldon L. Cox and Joan E. Cox

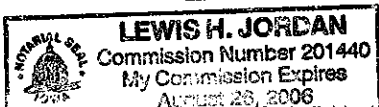
Aldon L. Cox  
Aldon L. Cox (Grantor)

Joan E. Cox  
Joan E. Cox (Grantor)

Lewis H. Jordan  
\_\_\_\_\_, Notary Public

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

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



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