

ENTITLED FOR RECORDED
THIS 2 DAY OF May 2005
Jan Welsh
Debby Corkeem

Document 2005 1971
Book 2005 Page 1971 Type 03 001 Pages 2
Date 5/02/2005 Time 3:24 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$55.20
Rev Stamp# 190 DOV# 184
MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver
P.O. Box 230
Winterset, IA 50273
Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Joseph E. Dwyer
1714 Adair-Madison Ave.
Dexter, IA 50070

Return Document To: (Name and complete address)

Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

Orval L. Auten
Katherine E. Auten

Grantees:

Joseph E. Dwyer

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Thirty-five thousand
Dollar(s) and other valuable consideration,
Orval L. Auten and Katherine E. Auten, Husband and Wife

do hereby Convey to
Joseph E. Dwyer

the following described real estate in Madison County, Iowa:
Parcel "A" located in the Northwest Fractional Quarter (NW Fr 1/4) of the Northwest Quarter (NW 1/4) of Section Seven (7),
Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 7.084
acres, as shown in Plat of Survey filed in Book 2, Page 403 on July 16, 1993, in the Office of Recorder of 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 IOWA
COUNTY OF MADISON

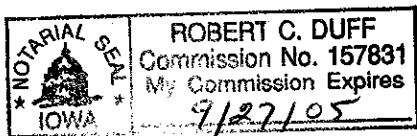
Dated: 5-1-05

This instrument was acknowledged before
me on 1st MAY, 2005 by
Orval L. Auten and Katherine E. Auten

Orval L. Auten
Orval L. Auten (Grantor)

Katherine E. Auten
Katherine E. Auten (Grantor)

_____, Notary Public



(Grantor)

(Grantor)

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