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MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

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COMPARED	<input type="checkbox"/>



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

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)

Michael Fletcher and Karlene K. Kentner
309 E Green
Winterset, IA 50273

Return Document To: (Name and complete address)

Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

Michael Fletcher

Grantees:

Michael Fletcher
Karlene K. Kentner

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One
Dollar(s) and other valuable consideration,
Michael Fletcher, single

do hereby Convey to
Michael Fletcher and Karlene K. Kentner

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

The East 52 feet of Lot Six (6) and the West 14 feet of Lot Seven (7) in Block One (1) in the Original Town of Winterset,
Madison County, Iowa.

The consideration for this deed is less than \$500.00. Therefore no Declaration of Value or Ground Water 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: 5-10-05

This instrument was acknowledged before me on
May 10, 2005
by Michael Fletcher

[Signature]
Michael Fletcher (Grantor)

(Grantor)

[Signature]
_____, Notary Public

(Grantor)

(Grantor)



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