

Document 2005 2243

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Date 5/17/2005 Time 10:26 AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$132.00  
Rev Stamp# 221 DOV# 215

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

ENTERED FOR RECORD  
THIS 17 DAY OF May 2005  
Jan Welch  
Debby Corkran

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



**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)

Heather Beougher  
303 E Benton  
Winterset, IA 50273

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

Jerrold B. Oliver  
PO BOX 230  
Winterset, IA 50273

**Grantors:**

Mandy Elizabeth Lynn Wagner

**Grantees:**

Heather Beougher

**Legal description:** See Page 2

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



### WARRANTY DEED

For the consideration of Eighty-three thousand  
Dollar(s) and other valuable consideration,  
Mandy Elizabeth Lynn Wagner, Single

do hereby Convey to  
Heather Beougher

the following described real estate in Madison County, Iowa:  
Lot Four (4) in Block Three (3) of North Addition to Winterset, 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: 5/7/05

This instrument was acknowledged before  
me on May 7, 2005 by  
Mandy Elizabeth Lynn Wagner

Mandy Elizabeth Lynn Wagner  
Mandy Elizabeth Lynn Wagner (Grantor)

Carol E. Landis, Notary Public

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

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

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



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