

ENTERED FOR TAXATION
 THIS 7 DAY OF July 2005
Wanda P. Welch
Debbie Cookman
 DEPUTY RECORDER

Document 2005 3115

Book 2005 Page 3115 Type 03 001 Pages 2
 Date 7/07/2005 Time 10:41 AM
 Rec Amt \$12.00 Aud Amt \$5.00
 Rev Transfer Tax \$39.20
 Rev Stamp# 302 DOV# 297

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
 MADISON IOWA

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

\$ 25,000.00

Taxpayer Information: (Name and complete address)

ROBERT D. BOWMAN AND NANCY A. BOWMAN
 621 N John Wayne Dr.
 Winterset, IA 50273

MC Realty

Return Document To: (Name and complete address)

Jerrold B. Oliver
 PO BOX 230
 Winterset, IA 50273

Grantors:

Wanda P. Welch

Grantees:

Robert Bowman
 Nancy Bowman

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of Twenty-five thousand
Dollar(s) and other valuable consideration,
Wanda P. Welch, Single

do hereby convey to
ROBERT D. BOWMAN AND NANCY A. BOWMAN

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

Parcel "B", that part of Parcel "A" located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section
Thirty-five (35), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa,
containing 6.18 acres, as shown in Plat of Survey filed in Book 2005, Page 2093 on May 10, 2005, in the Office of the
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: July 6 2005

This instrument was acknowledged before me on
July 6 2005
by Wanda P. Welch

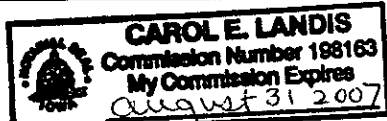
Wanda P Welch
Wanda P. Welch (Grantor)

Carol E Landis
_____, Notary Public

(Grantor)

(Grantor)

(Grantor)



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