

ENTERED FOR RECORD
THIS 08 DAY OF July 2005
Debbie Corkle
DEPUTY RECORDER

Document 2005 3144

Book 2005 Page 3144 Type 03 001 Pages 2
Date 7/08/2005 Time 12:03 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$343.20
Rev Stamp# 309 DOV# 303

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

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)

Teresa Eads
3221 220th St.
St. Charles, IA 50240
LACA

\$ 215,000

Return Document To: (Name and complete address)

Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

Jan Marie Welshons
James Welshons

Grantees:

Teresa Eads

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two hundred fifteen thousand
Dollar(s) and other valuable consideration,
Jan Marie Welshons and James Welshons, Wife and Husband

do hereby Convey to
Teresa Eads, a single person

the following described real estate in Madison County, Iowa:

Parcel "A" located in the Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Two (2), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.003 acres, as shown in Plat of Survey filed in Book 2, Page 517 on November 15, 1994, 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: 6/24/05

This instrument was acknowledged before
me on June 24, 2005 by
Jan Marie Welshons and James Welshons

Jan Marie Welshons
Jan Marie Welshons (Grantor)

James Welshons
James Welshons (Grantor)

Carol E Landis
_____, Notary Public

(Grantor)

(Grantor)

