

ENTERED FOR TAXATION:
THIS 26 DAY OF Aug 2005
Debbie Corklein
DEPUTY RECORDER

Document 2005 4098

Book 2005 Page 4098 Type 03 001 Pages 2
Date 8/26/2005 Time 3:35 PM
Rec Amt \$12.00 Aud Amt \$5.00

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
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, Post Office Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Tracy and Todd VanKooten

Return Document To: (Name and complete address)

✓ Jerrold B. Oliver
Post Office Box 230
Winterset, IA 50273

Grantors:

Tracy VanKooten
Todd VanKooten

Grantees:

Tracy Vankooten
Todd Vankooten

2899 280th TRAIL
ST. CHARLES, IA 50240

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of ONE and no/100-----(\$1.00)-----
Dollar(s) and other valuable consideration,
Tracy Tyer, a/k/a Tracy Van Kooten, and Todd VanKooten, Wife and Husband

do hereby Convey to
Tracy VanKooten and Todd VanKooten

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

All that part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., lying north of the public highway as the same now proceeds through said 10 acre tract, except a tract in the Northwest corner thereof described as follows: Commencing at the Northwest corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty-one (31), running thence East 20 feet; thence Southwest to a point 20 feet South of said Northwest corner, thence North to the point of beginning.

This Deed is between husband and wife; therefore, no Declaration of Vaige 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 X

This instrument was acknowledged before me on
by Tracy VanKooten and Todd VanKooten

X Tracy VanKooten
Tracy VanKooten (Grantor)

X Todd VanKooten
Todd VanKooten (Grantor)

Marilyn K. Saitta
8/6/06, Notary Public

(Grantor)

(Grantor)



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