

ENTERED FOR TAXATION
THIS 31 DAY OF Aug 2005
Jean Uttech
Debby Carlson

Document 2005 4166

Book 2005 Page 4166 Type 03 001 Pages 2
Date 8/31/2005 Time 11:56 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$128.00
Rev Stamp# 397 DOV# 389

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)

James D. Beatty, 2829 Westown Pkwy., #310, West Des Moines, IA 50266, Phone: (515) 225-1100

Taxpayer Information: (Name and complete address)

Kevin C. and Rosemary G. Boyle
1025-1 68th Street, West Des Moines, IA 50266

\$ 80,071.00

Return Document To: (Name and complete address)

✓ Beatty & Miller, P.C.
2829 Westown Pkwy., #310
West Des Moines, Iowa 50266

Grantors:

Kevin S. Fifo
Jean A. Sherrard-Fifo

Grantees:

Kevin C. Boyle
Rosemary G. Boyle

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,
Kevin S. Fifo and Jean A. Sherrard-Fifo, husband and wife,

do hereby Convey to
Kevin C. Boyle and Rosemarv G. Boyle, husband and wife.

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

Lot Three (3) of Kiowa Valley Subdivision, located in the Southeast Quarter (1/4) of the Southeast
Quarter (1/4) and the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fifteen (15),
Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County,
Iowa.

Subject to covenants, conditions, restrictions and easements of record.



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 POLK

Dated: 8-26-05

This instrument was acknowledged before me on
8/26 2005
by Kevin S. Fifo and Jean A. Sherrard-Fifo,
husband and wife

[Signature]
Kevin S. Fifo (Grantor)

[Signature]
Jean A. Sherrard-Fifo (Grantor)

[Signature]
Notary Public

(Grantor)



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

(Grantor)