

ENTERED FOR INDEXING  
THIS 30 DAY OF Sept 2005  
*Michelle Utsler*  
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Document 2005 4739

Book 2005 Page 4739 Type 03 001 Pages 2  
Date 9/30/2005 Time 3:46 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$175.20  
Rev Stamp# 456 DOV# 446

MICHELLE 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

\$ 110,000

**Taxpayer Information:** (Name and complete address)

Dallas B. Kay and Blossom H. Kay  
320 North Third Street  
Winterset, IA 50273

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

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

**Grantors:**

Harold E. Grimes  
Kathy K. Grimes

**Grantees:**

Dallas B. Kay  
Blossom H. Kay

**Legal description:** See Page 2

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

VMCA



### WARRANTY DEED - JOINT TENANCY

For the consideration of ONE HUNDRED TEN THOUSAND-----(\$110,000.00)-----  
Dollar(s) and other valuable consideration,  
Harold E. Grimes and Kathy K. Grimes, Husband and Wife

do hereby Convey to  
Dallas B. Kay and Blossom H. Kay,

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

The South 92 feet of Lots One (1) and Two (2) in Block Two (2) of the Original Town Plat of the  
City of Winterset, Madison County, Iowa; and, the North Forty (40) feet of Lots One (1) and Two (2)  
in Block Two (2) of the Original Town of 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: 9-29-05

This instrument was acknowledged before me on  
by Harold E. Grimes and Kathy K. Grimes

Harold E. Grimes  
Harold E. Grimes (Grantor)

Kathy K. Grimes  
Kathy K. Grimes (Grantor)

Gina M. Hackett  
**GINA M. HACKETT**, Notary Public  
Commission Number 170638  
My Commission Expires 8-16-08

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

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

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