

ENTERED FOR TAXATION  
THIS 27 DAY OF Sept 2005  
Jean Welch  
Debby Corkran

Document 2005 4662

Book 2005 Page 4662 Type 03 001 Pages 2  
Date 9/27/2005 Time 12:37 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$346.40  
Rev Stamp# 444 DOV# 434

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)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

\$ 217,000.<sup>00</sup>

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

Thomas J. Fagen and Pamela M. Fagen  
1812 W. Summit Street  
Winterset, Iowa 50273

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

SAIC  
Thomas J. Fagen and Pamela M. Fagen  
1812 W. Summit Street  
Winterset, Iowa 50273

**Grantors:**

John R. Keller  
Jean A. Keller

**Grantees:**

Thomas J. Fagen  
Pamela M. Fagen

**Legal description:** See Page 2

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



### WARRANTY DEED - JOINT TENANCY

For the consideration of Two Hundred Seventeen Thousand (\$217,000.00)  
Dollar(s) and other valuable consideration,  
JOHN R. KELLER and JEAN A. KELLER, husband and wife,

do hereby Convey to  
THOMAS J. FAGEN and PAMELA M. FAGEN, 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:

A parcel of land located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the West Quarter (1/4) corner of Section 32, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, thence along the West line of said Section 32 South 00 degrees 00'00" a distance of 205.60 feet to the Point of Beginning; thence North 90 degrees 00'00" East 732.53 feet; thence South 00 degrees 00'00" a distance 371.24 feet; thence South 88 degrees 36'20" West a distance of 420.74 feet; thence North 00 degrees 00'00" a distance of 33.23 feet; thence North 88 degrees 58'42" West a distance of 311.97 feet to said West line of Section 32; thence along said West line, North 00 degrees 00'00" a distance of 342.9 feet to the Point of Beginning, said parcel of land contains 6.108 acres, including 0.341 acres of county road right-of-way.

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

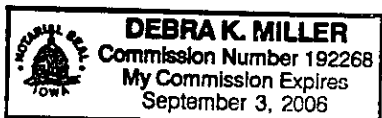
Dated: September, 2005

This instrument was acknowledged before me on  
September 27, 2005  
by John R. Keller and Jean A. Keller

John R. Keller (Grantor)

Jean A. Keller (Grantor)

Notary Public



(Grantor)  
(Grantor)

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