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Document 2005 5156

Book 2005 Page 5156 Type 03 001 Pages 2  
Date 10/24/2005 Time 4:13 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$64.80  
Rev Stamp# 497 DOV# 487

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, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

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

Jim Wetzel and Terri Wetzel  
802 E Benton  
Winterset, IA 50273

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

Jerrold B. Oliver  
PO BOX 230  
Winterset, IA 50273

**Grantors:**

Michael Peter Ryan

**Grantees:**

Jim Wetzel  
Terri Wetzel

**Legal description:** See Page 2

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



### WARRANTY DEED - JOINT TENANCY

For the consideration of Forty-one thousand  
Dollar(s) and other valuable consideration,  
Michael Peter Ryan, a Single Person

do hereby Convey to  
Jim Wetzel and Terri Wetzel

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

One half interest in and to:

Lot One (1) of Ryan's West Subdivision located in the North Half (N 1/2) of the Northeast Quarter  
(NE 1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-seven (27)  
West of the 5th P.M., 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.

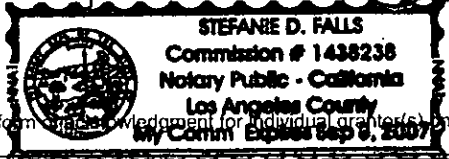
STATE OF CALIFORNIA  
COUNTY OF Los Angeles

Dated: 10-6-05

This instrument was acknowledged before me on  
October 6, 2005  
by Michael Peter Ryan

Michael Peter Ryan  
Michael Peter Ryan (Grantor)

Stefanie D. Falls  
Notary Public



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

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