

ENTERED FOR TAXATION  
THIS 17 DAY OF Dec 2005  
*Jan Welch*  
*Debbie Carlson*  
AUDITOR  
DEPUTY AUDITOR

Document 2005 5865  
Book 2005 Page 5865 Type 03 001 Pages 2  
Date 12/07/2005 Time 2:25 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$87.20  
Rev Stamp# 564 DOV# 557  
MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input type="checkbox"/>
COMPARED	<input type="checkbox"/>



\$55,000.00

**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)  
Michael E. Bauer and Malissa K. Bauer  
1348 Nature Ct.  
Van Meter, IA 50261

✓ **Return Document To:** (Name and complete address)  
Jerrold B. Oliver  
PO BOX 230  
Winterset, IA 50273

**Grantors:**  
Michael Peter Ryan

**Grantees:**  
Michael E. Bauer  
Malissa K. Bauer

**Legal description:** See Page 2

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



### WARRANTY DEED - JOINT TENANCY

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

do hereby Convey to  
Michael E. Bauer and Malissa K. Bauer

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

An undivided one-half interest in and to:

Lot Two (2) of Ryan's West Subdivision located in the North Half (1/2) of the Northeast Quarter (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: 11/23/05

This instrument was acknowledged before me on  
23rd day of November 2005  
by Michael Peter Ryan

Michael Peter Ryan  
Michael Peter Ryan (Grantor)

(Grantor)

(Grantor)

(Grantor)

Stefanie D. Falls  
STEFANIE D. FALLS, Notary Public  
Commission # 1438238  
Notary Public - California  
Los Angeles County  
My Comm Expires Sep 8, 2007

(This word of acknowledgment is for the use of grantor(s) only)