

Document 2005 5972

Book 2005 Page 5972 Type 03 001 Pages 2
Date 12/14/2005 Time 10:55 AM
Rec Amt \$12.00 Aud Amt \$5.00

ENTERED FOR TAXATION
THIS 14 DAY OF December
2005 John Welch
AUDITOR
DEPUTY AUDITOR

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

James E. Van Werden
1009 Main Street, P.O. Box 99
Adel, IA 50003
Phone: (515) 993-4545

Taxpayer Information: (Name and complete address)

Carl Mercer
514 N. 9th Street
Winterset, IA 50273

Return Document To: (Name and complete address)

James E. Van Werden
P.O. Box 99
Adel, IA 50003

Grantors:

Merle M. Mercer

Grantees:

Carl E. Mercer

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,
Merle M. Mercer, single

do hereby Convey to
Carl E. Mercer

the following described real estate in Madison County, Iowa:

The South Half (1/2) of Lots One (1) and Two (2) in Block Two (2) of Rail Road Addition to Winterset, Madison County, Iowa

Consideration is less than \$500.00; hence, no revenue stamps are required.

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: August 17, 2005

This instrument was acknowledged before
me on August 17, 2005 by
Merle M. Mercer, single

Merle M. Mercer
Merle M. Mercer (Grantor)

(Grantor)

(Grantor)

(Grantor)

James E. Van Werden
JAMES E. VAN WERDEN, Notary Public
COMMISSION # 403517
MY COMMISSION EXPIRES
4/5/06

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