

ENTERED FOR TAXATION
THIS 30 DAY OF Dec 2005
Cam Welch
Debby Corkum
AUDITOR
DEPUTY AUDITOR

Document 2005 6051

Book 2005 Page 6051 Type 03 001 Pages 2
Date 12/20/2005 Time 11:41 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$183.20
Rev Stamp# 583 DOV# 577

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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

✓MCA



#115,000.00

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Dean R. Nelson, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Russell E. & Jan Murphy
1629 - 120th Street
Earlham, Iowa 50072

Return Document To: (Name and complete address)

✓Dean R. Nelson
P.O. Box 370
Earlham, Iowa 50072

Grantors:

John S. Mills

Grantees:

Russell E. Murphy
Jan Murphy

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One Hundred Fifteen Thousand (\$115,000.00)

Dollar(s) and other valuable consideration,
JOHN S. MILLS, a single person,

do hereby Convey to
RUSSELL E. MURPHY and JAN M. MURPHY, 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:

Parcel "C" located in the Southwest Fractional Quarter (1/4) of Section Seven (7), Township Seventy-seven (77)
North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.835 acres, as shown
in Plat of Survey filed in Book 2005, Page 3401 on July 21, 2005, in the Office of the Recorder of 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: December 19, 2005

This instrument was acknowledged before me on
December 19th, 2005
by John S. Mills

John S. Mills
John S. Mills (Grantor)

(Grantor)

Kristie D. Anker, Notary Public

(Grantor)

KRISTIE D. ANKER
Commission Number 168068
My Commission Expires

(Grantor)

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