

ENTERED FOR TAXATION  
THIS 24 DAY OF 2-2006  
Janis Welch  
Deby Carlson  
AUDITOR  
DEPUTY AUDITOR

Document 2006 741

Book 2006 Page 741 Type 03 001 Pages 2  
Date 2/24/2006 Time 3:45 PM  
Rec Amt \$12.00 Aud Amt \$10.00  
Rev Transfer Tax \$602.40  
Rev Stamp# 74 DOV# 72

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

\$ 377,000.00

**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)

Lou M. Erpelding and Coe L. Erpelding  
1061 Highway 92  
Winterset, Iowa 50273

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

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

**Grantors:**

Richard G. Tracy  
Elma E. Tracy

**Grantees:**

Lou M. Erpelding  
Coe L. Erpelding

**Legal description:** See Page 2

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



### WARRANTY DEED - JOINT TENANCY

For the consideration of Three Hundred Seventy-seven Thousand (\$377,000.00)  
Dollar(s) and other valuable consideration,  
RICHARD G. TRACY, a single person; and ELMA E. TRACY, a single person,

do hereby Convey to  
LOU M. ERPELDING and COE L. ERPELDING, 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:

The North One-Half of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter, all in Section  
Twenty-five (25), Township Seventy-Five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison  
County, Iowa.

and

The Southwest Quarter of the Northwest Quarter in Section Thirty-Five (35), Township Seventy-Five (75)  
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 IOWA,  
COUNTY OF MADISON

Dated: February 17, 2006

This instrument was acknowledged before me on  
February 17, 2006  
by Richard G. Tracy and Elma E. Tracy

Richard G. Tracy  
Richard G. Tracy (Grantor)

Elma E. Tracy  
Elma E. Tracy (Grantor)

Dean R. Nelson  
Dean R. Nelson, Notary Public

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

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

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