

ENTERED FOR TAXATION
THIS 27 DAY OF 02-06
Janet C. C. C.
Debby Corbett ALTERNATE
DEPUTY AUDITOR

Document 2006 763

Book 2006 Page 763 Type 03 001 Pages 3
Date 2/27/2006 Time 1:18 PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$84.00
Rev Stamp# 75 DOV# 74

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
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)

Jo Dee E. Hedrick
618 W Fremont
Winterset, IA 50273

Return Document To: (Name and complete address)

Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

Heather Blanchard
Bruce Blanchard
\$52,700.00

Grantees:

Jo Dee E. Hedrick

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Fifty-two thousand seven hundred
Dollar(s) and other valuable consideration,
Heather Blanchard and Bruce Blanchard, Wife and Husband

do hereby Convey to
Jo Dee E. Hedrick

the following described real estate in Madison County, Iowa:
Commencing at the Northeast corner of Lot Three (3) in Berger's Four Acre Lot in Winterset, Madison
County, Iowa, running thence West 66 feet, thence South 132 feet, thence East 66 feet, thence North 132
feet, to place beginning

or



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~~ ARKANSAS
COUNTY OF Madison

Dated: 2-20-06

This instrument was acknowledged before
me on February 20, 2006 by
Heather Blanchard

Heather Blanchard
Heather Blanchard (Grantor)

Bruce A. Blanchard
Bruce Blanchard (Grantor)

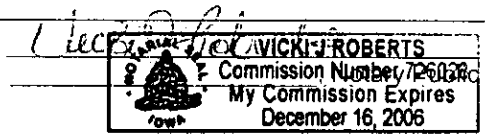
W. J. Roberts
VICKI J ROBERTS
Commission Number 726028
My Commission Expires
December 16, 2006 Notary Public

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Jones

This instrument was acknowledged before me on 2-20, 06, by
Bruce Blanchard



STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

_____, Notary Public