

ENTERED FOR TAXATION
THIS 4 DAY OF March 06
[Signature]
AUDITOR
[Signature]
DEPUTY AUDITOR

Document 2006 877

Book 2006 Page 877 Type 03 001 Pages 2
Date 3/07/2006 Time 1:02 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$499.20
Rev Stamp# 93

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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

X

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
Post Office Box 230
Winterset, IA 50273
Telephone: 515/462-3731

Taxpayer Information: (Name and complete address)
Ronald D. Bieghler and Teresa J. Bieghler
1694 McBride Ridge Court
Winterset, IA 50273

Return Document To: (Name and complete address)
✓ Jerrold B. Oliver
Post Office Box 230
Winterset, IA 50273

Grantors:
Larry D. Watts
Laura M. Watts
\$ 312,500.00

Grantees:
Ronald D. Bieghler
Teresa J. Bieghler

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Three Hundred Twelve Thousand Five Hundred-(\$312,500)--
Dollar(s) and other valuable consideration,
Larry D. Watts and Laura M. Watts, Husband and Wife,

do hereby Convey to
Ronald D. Bieghler and Teresa J. Bieghler, as Joint Tenants with full rights of survivorship and not as
tenants in common,

the following described real estate in MADISON County, Iowa:
Lot Two (2) in Country Estates West located in the Southeast Quarter (SE 1/4) and the Southwest Quarter
(SW 1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the
5th PM, Madison County, Iowa.



This Deed is given in fulfillment of a Real Estate Contract filed for record on September 28, 2005, in Book 2005, Page 4671 of the Recorder's Office 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: 2-23-06

This instrument was acknowledged before me on 2-23-06 by Larry D. Watts and Laura M. Watts

Larry D. Watts
Larry D. Watts (Grantor)

Laura M. Watts
Laura M. Watts (Grantor)

9-07
Patrick F. Cochrane
Patrick F. Cochrane, Notary Public

(Grantor)

(Grantor)