TERED FOR TAXUTION

Document 2006 226

Book 2006 Page 226 Type 03 001 Pages 2 Date 1/16/2006 Time 1:33 PM Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$607.20

Rev Stamp# 28 DOV# 25

MICHELLE UTSLER COUNTY RECORDER MADISON LOWA

> COMPUTER RECORDED



WARRANTY DEED

(Joint Tenancy) THE IOWA STATE BAR ASSOCIATION Official Form No. 103 Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Handley Law Firm

210 NE Delaware Avenue, Ste 200

Ankeny, Iowa 50021

Larry Handley

#515-965-1200

Taxpayer Information: (Name and complete address)

Donald Ellis

1935 Upland Trail

Prole, Iowa 52411

Return Document To: (Name and complete address)

RE/MAX Opportunities, Inc.

317 East First Street

Ankeny, Iowa 50021

Grantors:

Grantees:

Elaine F. Barry

Donald Ellis Sharon Ellis

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of ONE AND NO/100———————————————————————————————————	Poor To		•
Dollar(s) and other valuable consideration, Elaine F. Barry, an unmarried person do hereby Convey to Donald Ellis and Sharon Ellis, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison The Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5 th 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 Warrent 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 JOYA This instrument was acknowledged before me on O 2006 by Elaine F. Barry by Daniel W. Barry, as Attorney in Fact	For the consideration of ONE AND NO/10	00	
Elaine F. Barry, an unmarried person do hereby Convey to			
do hereby Convey to Donald Ellis and Sharon Ellis, 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, lowa: The Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5 th 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. 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 ON BARRY DATE This instrument was acknowledged before me on 2006 by Elaine F. Barry by Dantel W. Barry, as Attorney in Fact Fact Fact Fight Pheam-Ruden Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described as in the following described in the real estate is fine 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. Dated: Fight Pheam-Ruden Tenant Pheam-Ruden Tena	Elaine F. Barry, an unmarri	led person	
Donald Ellis and Sharon Ellis, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in			
as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in	do hereby Convey to		
as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in	Donald Ellis and Sharon Ell	is, husband and wife	
The Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5 th 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 JOLK This instrument was acknowledged before me on 2006 by Elaine F. Barry by Daniel W. Barry, as Attorney in Fact TRIK PHEAR-RUDEN Commission Number 725759 (Control)			
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 JOYA This instrument was acknowledged before me on 2006 by Elaine F. Barry by Daniel W. Barry, as Attorney in Fact Fact The Commission Number 725789 (Grantor)	as Joint Tenants with Full Rights of Survivorship, at real estate inMadison	nd not as Tenants in Common, the follow _ County, lowa:	ing described
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 GOVE This instrument was acknowledged before me on 2006 by Elaine F. Barry by Daniel W. Barry, as Attorney in Fact			
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 GOVE This instrument was acknowledged before me on 2006 by Elaine F. Barry by Daniel W. Barry, as Attorney in Fact			
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 GOVE This instrument was acknowledged before me on 2006 by Elaine F. Barry by Daniel W. Barry, as Attorney in Fact		•	
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 JOYA This instrument was acknowledged before me on 2006 by Elaine F. Barry by Daniel W. Barry, as Attorney in Fact Fact The Commission Number 725789 (Grantor)			
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 JOYA This instrument was acknowledged before me on 2006 by Elaine F. Barry by Daniel W. Barry, as Attorney in Fact Fact The Commission Number 725789 (Grantor)	The Southwest Quarter (1/4) of the No	orthwest Ouarter (1/4) of Section	
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 ONE Dated: FRIZY BY DAVIEL W BARRY POA. Elaine F. Barry by (Grantor) Dated: F. Barry by (Grantor) Elaine F. Barry by (Grantor) Attorney in Fact TRIK PHELM-RUDEN (Grantor)	Twenty-one (21), Township Seventy-s	six (76) North Range Twenty-six	(26)
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 and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons 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; and grantors covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated; and grantors	West of the 5 th P.M., Madison County	Iowa	(20)
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 COLK This instrument was acknowledged before me on W. Barry, as Attorney in Fact Fact W. Barry, as Attorney in Attorney in Fact TERIK PHELAN-RUDEN TERIK PHELAN-RUDEN (Grantor) (Grantor)	- The state of County	, 10 wa.	
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 COLK This instrument was acknowledged before me on W. Barry, as Attorney in Fact Fact W. Barry, as Attorney in Attorney in Fact TERIK PHELAN-RUDEN TERIK PHELAN-RUDEN (Grantor) (Grantor)			
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 COLK This instrument was acknowledged before me on W. Barry, as Attorney in Fact Fact W. Barry, as Attorney in Attorney in Fact TERIK PHELAN-RUDEN TERIK PHELAN-RUDEN (Grantor) (Grantor)		•	
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 COLK This instrument was acknowledged before me on W. Barry, as Attorney in Fact Fact W. Barry, as Attorney in Attorney in Fact TERIK PHELAN-RUDEN TERIK PHELAN-RUDEN (Grantor) (Grantor)			
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 COLK This instrument was acknowledged before me on W. Barry, as Attorney in Fact Fact W. Barry, as Attorney in Attorney in Fact TERIK PHEAN-RUDEN TERIK PHEAN-RUDEN (Grantor) (Grantor)	•		
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 COLK This instrument was acknowledged before me on W. Barry, as Attorney in Fact Fact W. Barry, as Attorney in Attorney in Fact TERIK PHELAN-RUDEN CORDINATE OF Commission Number 725759 (Grantor)			
COUNTY OF SOLK This instrument was acknowledged before me on 2006 by Elaine F. Barry by Daniel W. Barry, as Attorney in Fact Fact TRIK PHELAN-RUDEN Commission Number 725759 EIANK F. BARRY P.04. EIANK F. BARRY P.0	that the real estate is free and clear of all liens and grantors Covenant to Warrant and Defend the real estate is may be above stated. Each of the undersigned her distributive share in and to the real estate. Words and phrases herein, including acknowledge.	Id lawful authority to sell and convey the encumbrances except as may be above tate against the lawful claims of all person reby relinquishes all rights of dower, home thereof shall be construed as in the	real estate; stated; and as except as nestead and
COUNTY OF SOLK This instrument was acknowledged before me on 2006 by Elaine F. Barry by Daniel W. Barry, as Attorney in Fact Fact TRIK PHELAN-RUDEN Commission Number 725759 EIANK F. BARRY P.04. EIANK F. BARRY P.0	STATE OF TOWA Date	ad. 1.10.06	
This instrument was acknowledged before me on	COUNTY OF YOLK EINN	K F. BARRY BY DANKL W. BARRY P.O.	\overline{A} .
by Elaine F. Barry by Daniel W. Barry, as Attorney in Fact Notary Public TERIK PHE AN-RUDEN Commission Number 725759 (Grantor) (Grantor)	This instrument was acknowledged before me on	Dan Bos	
W. Barry, as Attorney in Fact Fact Notary Public TERIK PHE AN-RUDEN Commission Number 725759 Attorney in Fact (Grantor)			(Grantor)
Fact Notary Public (Grantor) TERI K. PHELAN-RUDEN Commission Number 725759 (Grantor)			4*
TERI K. PHELAN-RUDEN Commission Number 725759 (Grantor)		Actorney in Fact	
TERI K. PHELAN-RUDEN Commission Number 725759 My Commission Expires 2-04-016	Notary Public	. (Grantor)
TERI K. PHELAN-RUDEN Commission Number 725759 My Commission Expires 2-04-010	•		
12-04-010	TERI K. PHELAN-RUDEN Commission Number 725759 My Commission Expires	(Grantor)
	12-04-06		

© The Iowa State Bar Association 2005 IOWADOCS®

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

103 WARRANTY DEED - JOINT TENANCY Revised January, 2005

(Grantor)