

ENTERED FOR TAXATION  
THIS 10 DAY OF 02-2006  
*Frank Wilch*  
*Debbie Corkran*  
AUDITOR  
DEPUTY AUDITOR

Document 2006 580

Book 2006 Page 580 Type 03 001 Pages 2  
Date 2/10/2006 Time 12:42 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$169.60  
Rev Stamp# 62 DOV# 60

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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



## WARRANTY DEED

(Joint Tenancy)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103  
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)

Jerry R. Tipton and Jaime A. Tipton  
308 E Washington  
Winterset, IA 50273

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

Jerrold B. Oliver  
PO BOX 230  
Winterset, IA 50273

**Grantors:**

Natalie L. Purcell  
Drew Purcell

\$ 106,090.00

**Grantees:**

Jerry R. Tipton, Jr.  
Jaime A. Tipton

**Legal description:** See Page 2

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



### WARRANTY DEED - JOINT TENANCY

For the consideration of One hundred six thousand ninety  
Dollar(s) and other valuable consideration,  
Natalie L. Purcell f/k/a Natalie L. Miltenberger and Drew Purcell, Wife and Husband

do hereby Convey to  
Jerry R. Tipton, Jr. and Jaime A. Tipton

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described  
real estate in Madison County, Iowa:

Lot Three (3) in Block Twenty-eight (28) of the Original Town of Winterset in 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: 2-9-06

This instrument was acknowledged before me on  
2/9/06  
by Natalie L. Purcell and Drew Purcell

Natalie L. Purcell  
Natalie L. Purcell (Grantor)

Drew Purcell  
Drew Purcell (Grantor)

Vicki J. Roberts

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

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

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

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