

ENTERED FOR TAXATION
THIS 25 DAY OF 04 - 2006

Debbie Barber
DEPUTY ADDOR

Document 2006 1335


Book 2006 Page 1335 Type 03 001 Pages 1
Date 4/05/2006 Time 10:17 AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$199.20
Rev Stamp# 134 DOV# 126

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED

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Return Document to: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731
Preparer Information: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731
Address Tax Statement: Warren Broad and Alma Broad, 3259 Heritage Ave., Lorimor, IA 50149

\$ 125,000.00


WARRANTY DEED - JOINT TENANCY

For the consideration of One hundred twenty-five thousand Dollar(s) and other valuable consideration,
Kelly Grandstaff and Pam Grandstaff, Husband and Wife

do hereby Convey to
Warren Broad and Alma Broad

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

Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty (30), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 5.00 acres, as shown in Plat of Survey filed in Book-2002, Page 1606 on April 4, 2002 in the Office of the Recorder 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.


Dated: 3/29/06
Kelly Grandstaff (Grantor) Pam Grandstaff (Grantor)
Kelly Grandstaff (Grantor) Pam Grandstaff (Grantor)

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on March 29 2006 by Kelly Grandstaff and Pam Grandstaff

Carol Landis
Notary Public

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

 **CAROL E. LANDIS**
Commission Number 198163
My Commission Expires
8/31/07