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Document 2006 2305

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 Rec Amt \$7.00 Aud Amt \$5.00  
 Rev Transfer Tax \$399.20  
 Rev Stamp# 249 DOV# 241

MICHELLE UTSLER. COUNTY RECORDER  
 MADISON IOWA

COMPUTER   
 RECORDED   
 COMPARED

✓ met

©THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - January 2006	Aaron M. Hubbard ISBA # 14425	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return Document to: Aaron M. Hubbard, 9902 Swanson Boulevard, Clive, IA 50325, Phone: (515) 255-8750		
Preparer Information: Aaron M. Hubbard, 9902 Swanson Boulevard, Clive, IA 50325, Phone: (515) 255-8750		
Address Tax Statement: Jason and Andra Groves, 1497 Quarry Trail, Winterset, Iowa		

**WARRANTY DEED - JOINT TENANCY**

For the consideration of One Dollar(s) and other valuable consideration,  
Michael Rooney and Lisa Lee Rooney, husband and wife

do hereby Convey to  
Jason Groves and Andrea Groves, 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, Iowa:

The East Half of the Southwest Quarter of the Southeast Quarter of Section 11, in Township 76 North, Range 27 West of the 5th P.M. Madison County, Iowa, except Parcel "H", located in the East Half of the Southwest Quarter of the Southeast Quarter of said Section Eleven, containing 8.00 acres, as shown in Plat of Survey filed in Book 2001, Page 3749 on August 23, 2001, 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: 5-30-06  
Michael Rooney (Grantor) Lisa Lee Rooney (Grantor)  
 \_\_\_\_\_ (Grantor) \_\_\_\_\_ (Grantor)

STATE OF IOWA COUNTY OF POLK

This instrument was acknowledged before me on 5/30/06, by Michael Rooney and Lisa Lee Rooney, husband and wife

[Signature], Notary Public

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

**AARON M. HUBBARD**  
 EXP 8-28-06  
 NOTARY # 176219