

ENTERED FOR TAXATION
THIS 18 DAY OF May 2006
MICHELLE UTSLER
AUCTIONER
DEPUTY AUCTIONER

Document 2006 1962

Book 2006 Page 1962 Type 03 001 Pages 2
Date 5/18/2006 Time 12:48 PM
Rec Amt \$12.00 Aud Amt \$5.00

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	✓
RECORDED	✓
COUNTERPART	✓



SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
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)

Diane Schoenauer
3187 Skyridge Dr.
Waukee, IA 50263

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

Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

James Pierce
Julie Pierce

Grantees:

Diane Schoenauer

Legal description: See Page 2

Document or instrument number of previously recorded documents:



SPECIAL WARRANTY DEED

For the consideration of One

Dollar(s) and other valuable consideration,
James Pierce and Julie Pierce. Husband and Wife

do hereby Convey to
Diane Schoenauer

the following described real estate in Madison County, Iowa:

All right title and interest in and to the following described real estate:

The West Sixty (60) feet of Lot Five (5) in Block One (1) of Danforth's Addition to Winterset, Madison County, Iowa.

The consideration for this deed is less than \$500.00. Therefore, no Declaration of Value or Ground Water Statement is required.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: Feb. 2, 2006

This instrument was acknowledged before
me on FEB 2, 06 by
James Pierce and Julie Pierce

James Pierce
James Pierce (Grantor)

Julie L Pierce
Julie Pierce (Grantor)

Diane Schoenauer
Notary Public

(Grantor)

(Grantor)

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

